

ROSSDALE

AREA REDEVELOPMENT PLAN

• BYLAW 8139 •

APPROVED, AS AMENDED, JUNE 10, 1986



BYLAW NO. 8138
(as amended)

Being a Bylaw to amend Bylaw
No. 5996, as amended, The Edmonton
Land Use Bylaw

WHEREAS The Municipal Council of the City of Edmonton wishes to amend the Edmonton Land Use Bylaw by redistricting certain properties in order to achieve the objectives of the Rossdale Area Redevelopment Plan;

NOW THEREFORE the Municipal Council of the City of Edmonton, after due compliance with the provisions of the Planning Act, Chapter P-9 R.S.A. 1980 and duly assembled enacts as follows:

1. The Land Use District Map, being Part III of Bylaw No. 5996, the Edmonton Land Use Bylaw, as amended, is hereby further amended by redistricting the lands legally described on Schedule "A" annexed hereto, as shown on Schedule "B" attached hereto, forming part of this Bylaw.
2. Part II of the Edmonton Land Use Bylaw, as amended, is hereby further amended by adding to it after Section 820J a new Section 820K "Statutory Plan Overlay Schedule for the Rossdale Area Redevelopment Plan" as shown on Schedule "C" attached to and forming part of this Bylaw.
3. Part II of the Edmonton Land Use Bylaw, as amended, is hereby further amended by adding to it after Section 812A, a new Section 812B "Floodplain Protection Overlay Schedule for Rossdale", as shown on Schedule "D" attached to and forming part of this Bylaw.

READ a first time this	8th	day of	April	A.D. 1986.
READ a second time this	10th	day of	June	A.D. 1986.
READ a third time this	10th	day of	June	A.D. 1986.

The City of Edmonton

"Laurence Decore"

Mayor

"C.J. McGonigle"

City Clerk

SCHEDULE "A" TO BYLAW NO. 8138
REDISTRICTING IN THE ROSSDALE A.R.P.

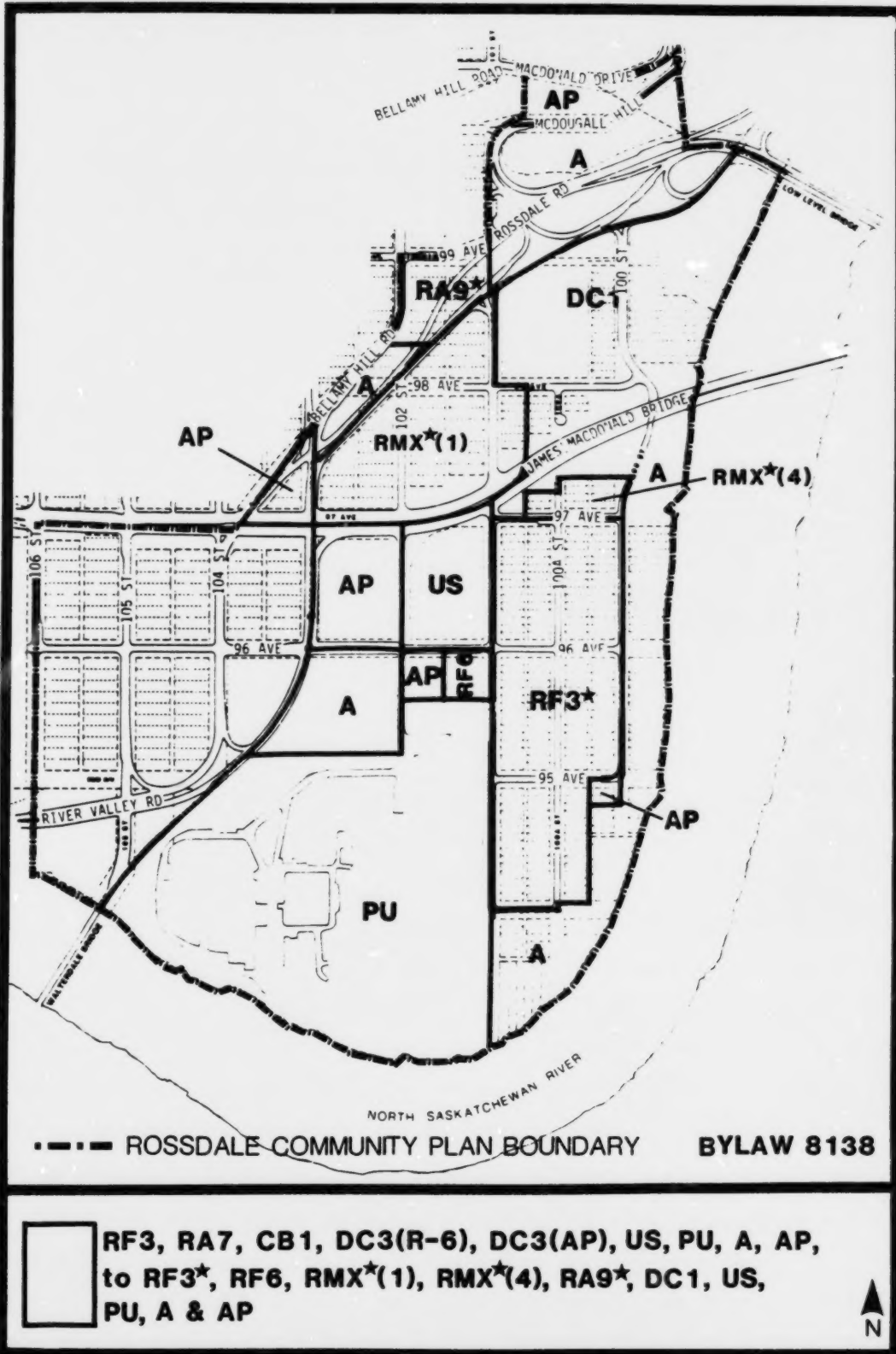
North Rosedale

DISTRICTING		LEGAL DESCRIPTION			
From	To	Block	Lots	Plan	Subdivision
RA7	AP	3	16 and 17	6417 A.S.	H.B.R.
DC3 (R-6)	RA9*	1	54 to 57, 104 and 105, 106 pt., 107 pt.	B	H.B.R.
US	RMX (1)	2	13 to 20, 41 to 44	6417 A.S.	H.B.R.
RA7	RMX (1)	1	28 to 34, 40 to 47	6417 A.S.	H.B.R.
A	RMX (1)	1	48 to 51 (all pts). 108 pt., 109 pt., 110 pt., 111 to 113	6417 A.S.	H.B.R.
RF3	RMX (1)	5	9 to 15	Q	R.L.4
RF3	DC1	5	16 to 20	Q	R.L.4
RF3	DC1	8	14 and 15	Q	R.L.4
RF3	DC1	7	16 to 30	Q	R.L.4
A	DC1	15	3 to 15	Q	R.L.4
A	DC1	J	-	5011 E.O.	R.L.4
A	DC1	H pt.	-	5011 E.O.	R.L.6
A	DC1	I	-	5011 E.O.	R.L.8
A	DC1	G pt., N pt.		3203 E.T.	R.L.6
A	DC1	X pt.		Q	R.L.4
DC3(AP)	AP	B		5011 E.O.	R.L.6
A	RA9*	2	108	6417 A.S.	H.B.R.
A	RA9*	1	51 pt., 52, 53, 108 pt., 109 pt.	B	H.B.R.
DC3 (R-6)	RMX (1)	1	106 pt., 107 pt.	B	H.B.R.

South Rosedale

DISTRICTING		LEGAL DESCRIPTION			
From	To	Block	Lots	Plan	Subdivision
RF3	RF3*	2	1 to 30	Q	R.L.4
RF3	RF3*	3	1 to 30	Q	R.L.4
RF3	RF3*	4	1 to 15, 19 to 30	Q	R.L.4
CB1	RF3*	4	16 to 18	Q	R.L.4
CB1	RMX(4)	5	29 and 30	Q	R.L.4
CB1	RMX(4)	8	1 to 3, 28 to 30	Q	R.L.4
RF3	RMX(4)	8	4 and 27	Q	R.L.4
CB1	RF3*	9	13 to 18	Q	R.L.4
RF3	RF3*	9	1 to 12, 19 to 30	Q	R.L.4
RF3	RF3*	10	1 to 30	Q	R.L.4
RF3	RF3*	11	1 to 15	Q	R.L.4
A	AP	11	16 and 17	Q	R.L.4
A	AP (Little Flower School)			B (ptn. of)	H.B.R.
A	RF6 (Ross Flats Apts)			B (ptn. of)	H.B.R.
A	PU			B (ptn. of)	H.B.R.

SCHEDULE "B"
TO BYLAWS 8138



SCHEDULE "C" TO BYLAW NO. 8138

SECTION 820K STATUTORY PLAN OVERLAY SCHEDULE FOR THE ROSSDALE AREA
REDEVELOPMENT PLAN

820K.1 General Purpose

To alter or specify regulations for Permitted and Discretionary Uses in otherwise appropriate Land Use Districts in order to achieve the objectives of the Rosssdale Area Redevelopment Plan, as adopted by Bylaw 8139.

820K.2 Application

The designation, location and boundaries of each underlying Land Use District or subdistrict affected by this Schedule are as indicated on Appendix I to this Schedule.

820K.3 Regulations Altered by Statutory Plan Overlay

The development regulations of Sections 820K.4 to 820K.10, both inclusive, shall be applied in place of, or in addition to, regulations of the underlying land use Districts in accordance with the provisions of Section 820 of this Bylaw.

820K.4 RF3 Rosssdale Low Density Redevelopment District

- 1) The following development regulations shall be substituted for the specified regulations of Section 140 of this Bylaw and shall apply to those RF3 Districts identified on Appendix 1 to this Schedule.
 - a) The minimum site area shall be 300 m² (3,229 sq. ft.) for each Single Detached Dwelling.
 - b) The minimum site width shall be 10 m (32.8 ft.) for each Single Detached Dwelling.
 - c) The maximum site coverage for a principal building shall not exceed 35% and for an accessory building shall not exceed 15%. The maximum total site coverage shall not exceed 45%.
 - d) The minimum front yard shall be 3.0 m (9.8 ft.).
 - e) Any development which is located between 3.0 m (9.8 ft.) and 5.0 m (16.4 ft.) of the front lot line shall have a height no greater than one storey or 3.3 m (10.8 ft.).
 - f) The minimum rear yard for an accessory building shall be 1.2 m (3.94 ft.).

- g) Side yards shall be established on the following basis:
 - i) On a corner site where the building fronts on the front yard, the minimum side yard abutting a flanking public roadway other than a lane shall be 20% of the site width, to a maximum requirement of 3.0 m (9.8 ft.).
 - ii) On a corner site where the building fronts on a flanking public roadway other than a lane, the minimum side yard abutting the flanking public roadway shall be 3.0 m (9.8 ft.).
- h) Notwithstanding any other provision of this Bylaw, the subdivision officer may approve the creation of a lot of less frontage or area than those required in this district if such lot is created in recognition of an encroachment of a building existing at the date of the passage of this Bylaw. Such lot will be considered to conform to this Bylaw for the purposes of the permitted and discretionary uses.
- 2) The following development regulations shall be specified in addition to the regulations of Section 140 of this Bylaw and shall apply to those RF3 Districts identified in Appendix 1 to this Schedule.
 - a) No entry to any new dwelling shall be placed on the side walls;
 - (i) where the side yard is less than 3.0 m or
 - (ii) unless it is generally oriented towards the front of the property and the public roadway.

820K.5

RA9 Rosedale High Rise Valley Edge Apartment District

- 1) The following development regulations shall be substituted for the specified regulations of Section 230 of this Bylaw and shall apply to those RA9 Districts identified on Appendix 1 to this Schedule.
 - a) The minimum yards adjacent to 99 Avenue shall be 2.5 m (8.2 ft.); adjacent to Bellamy Hill Road shall be 2.5 m (8.2 ft.), and adjacent to Rosedale Road shall be 6 m (19.7 ft.).
- 2) The following development regulations shall be specified in addition to the regulations of Section 230 of this Bylaw and shall apply to those RA9 Districts identified in Appendix 1 to this Schedule.
 - a) Parking shall be provided in accordance with Sections 7(a), 7(b) and 23 of Schedule 66A of this Bylaw.

- e) The minimum rear yard shall be 3.0 m (9.8 ft.).
- f) Parking shall be provided in accordance with Sections 7(a), 7(b) and 23 of Schedule 66A of this Bylaw.
- g) Parking must be provided underground or in a manner such that it is screened from view from adjacent streets.
- h) Parking and loading facilities shall not front onto public roadways.
- i) The maximum total site coverage shall be 55%.
- j) A minimum Private Outdoor Amenity Area of 12.0 m² (129.2 sq. ft.) per dwelling shall be provided for dwellings any part of which is contained in the lowest storey and 6.0 m² (64.6 sq. ft.) per dwelling shall be provided for at least 75% of dwellings no part of which is contained in the lowest storey. Private outdoor amenity space at ground level shall not be provided in the front yard. Ground related amenity space shall equal at least 25% of the total site area.
- k) Dwellings at the ground level and second floor shall have entries directly accessible to the outdoors.
- l) Roof tops shall be designed and oriented such that mechanical equipment is screened from view.
- m) Personal Service Shops and Convenience Retail Stores shall not be permitted in any free-standing structure separate from a structure containing residential uses. The total gross floor area of these uses on any site shall not exceed 100 m² (1,076.42 sq. ft.).
- n) The development regulations of the RF3* District shall apply to any Duplex Housing, Semi-detached Housing and Single Detached Housing within this District.

820.K.7 RMX(4) 97 Avenue Shopping and Residential District

- 1) Discretionary Uses listed in Section 240.4 of this Bylaw are deleted, except for the following:
 - a) Residential
 - i) Apartment Housing or Stacked Row Housing, provided that each building contain not more than 4 dwellings.
 - ii) Duplex Housing.
 - iii) Row Housing in buildings of up to 4 dwellings.
 - iv) Semi-detached Housing.
 - v) Single Detached Housing.

- b) Parking must be provided underground or in a manner such that it is screened from view from adjacent public roadways.

820K.6 RMX (Area 1) Rosssdale Street-Related Residential Mixed Use District

- 1) Discretionary Uses listed in Section 240.4 of this Bylaw are deleted, except for the following:
 - a) Residential
 - i) Apartment Housing
 - ii) Linked Housing
 - iii) Row Housing
 - iv) Stacked Row Housing
 - v) Duplex Housing
 - vi) Semi-detached Housing
 - vii) Single detached Housing
 - b) Residential-Related
 - i) Apartment Hotels
 - ii) Boarding and Lodging Houses
 - iii) Foster Homes
 - iv) Limited Group Homes
 - v) Homecrafts
 - vi) Offices-in-the-Home
 - c) Commercial
 - i) Business Support Services
 - ii) Convenience Retail Stores
 - iii) Personal Service Shops
 - iv) Professional, Financial and Office Support Services
 - d) Community, Educational, Recreational and Cultural Services
 - i) Daytime Child Care Services
 - ii) Indoor Participant Recreation Services
- 2) The following development regulations shall be specified in addition to the regulations of this Bylaw, and shall apply to those RMX (Area 1) Districts identified on Appendix 1 to this Schedule.
 - a) The maximum total floor area ratio shall be 1.5.
 - b) The maximum density shall be 155 dwellings/ha (62.8 dwellings/acre).
 - c) The maximum height shall not exceed 15 m (49.21 ft.) nor 3½ storeys.
 - d) The minimum front yard shall be 2.5 m (8.2 ft.), except for structures fronting on Rosssdale Road, where the minimum front yard shall be 3.5 m (11.5 ft.) and for residential structures fronting on 97 Avenue where the minimum front yard shall be 8.0 m (26.24 ft.). For commercial structures fronting on 97 Avenue no yard is required.

b) Residential Related

- i) Boarding and Lodging Houses.
- ii) Foster Homes.
- iii) Limited Group Homes.
- iv) Homecrafts.
- v) Offices-in-the-Home.

c) Commercial

- i) Convenience Retail Stores.
- ii) Health Services.
- iii) Minor Eating and Drinking Establishments.
- iv) Personal Service Shops.
- v) Professional, Financial and Office Support Services.
- vi) Minor Secondhand Stores.
- vii) Custom Manufacturing.

d) Community, Educational, Recreational and Cultural Services

- i) Community Recreation Services.
- ii) Daytime Child Care Services.
- iii) Private Clubs.
- iv) Religious Assembly.

2) The following development regulations shall be specified in addition to the regulations of this Bylaw and shall apply to the RMX (Area 4) District identified on Appendix 1 to this Schedule.

- a) The maximum total floor area ratio shall be 1.0 for all use classes.
- b) The maximum building height shall not exceed 10 m (32.8 ft.) nor 2½ storeys.
- c) The maximum site coverage for a principal building shall not exceed 35% and for an accessory building 15%. The maximum total site coverage shall not exceed 45%.
- d) Parking shall be provided in accordance with Schedule 66 of this Bylaw.

3) For Residential uses the following regulations shall apply:

- a) The minimum front yard shall be 3.0 m (9.8 ft.).
- b) Side yards shall be established on the following basis:
 - i) On a corner site where the building fronts on the front yard the minimum side yard abutting a flanking public roadway other than a lane shall be 20% of the site width, to a maximum requirement of 3.0 m (9.8 ft.).

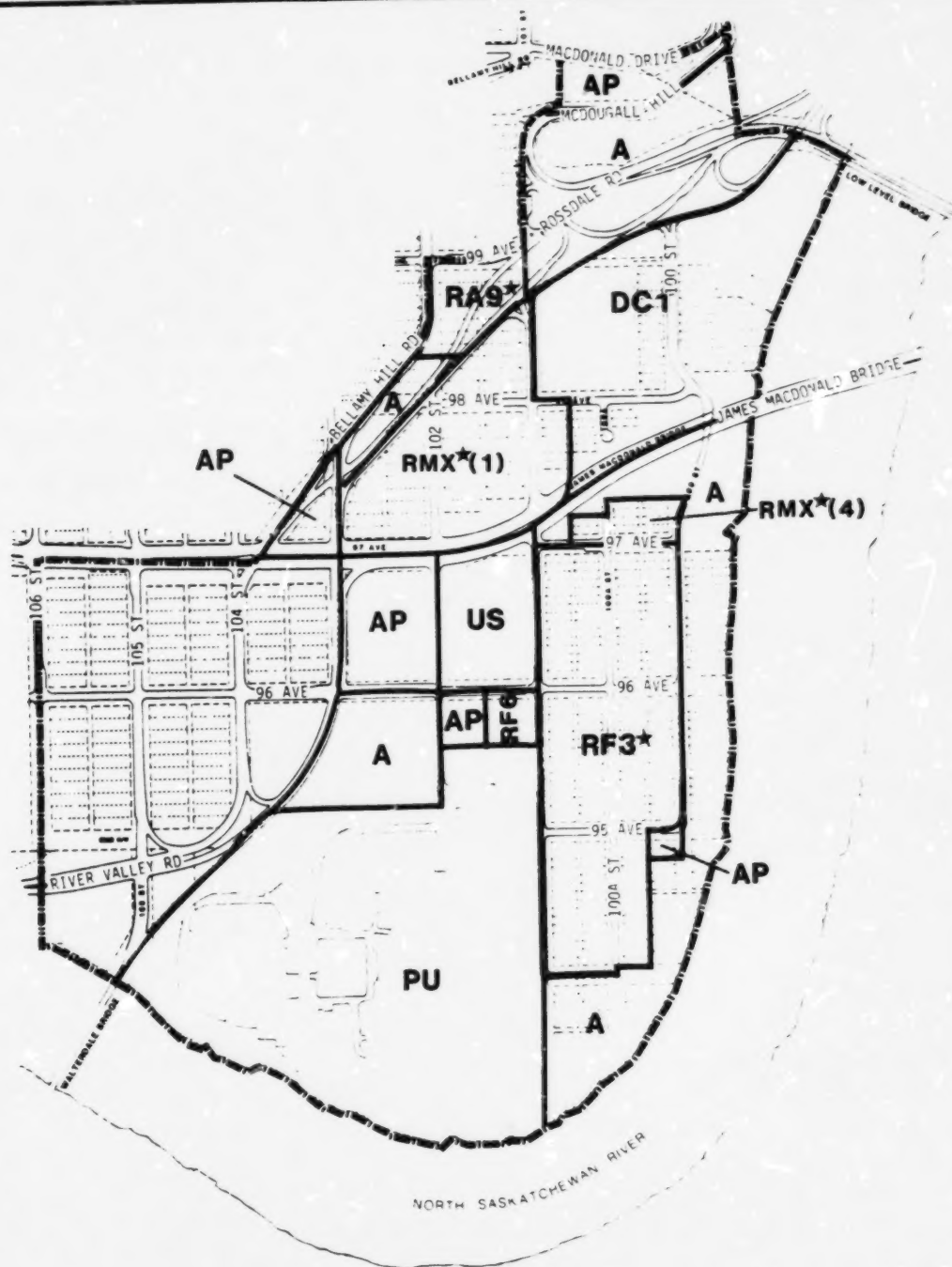
- ii) On a corner site where a building fronts on a flanking public roadway other than a lane the minimum side yard shall be 3.0 m (9.8 ft.).
 - c) No entry to any dwelling shall be placed on the side wall
 - (i) where the side yard provided is less than 3.0 m (9.8 ft.) or
 - (ii) unless it is generally oriented towards the front of the property and the public roadway.
 - d) Except for Apartment Housing existing on the date of the passing of this Bylaw, each dwelling unit shall have separate access at grade.
 - e) If a development contains two or more dwellings, a minimum of 7.5 m² (80.72 sq. ft.) of Amenity Area is required per unit, in accordance with the provisions of Section 56 of this Bylaw.
- 4) For Commercial Uses the following regulations shall apply:
- a) The maximum gross floor area of any individual business premise shall not exceed 275 m² (2960.07 sq. ft.).
 - b) A minimum yard of 3 m (1.84 ft.) shall be required where a site abuts a public roadway other than a lane except:
 - i) where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, no yard shall be required.
 - ii) where there is no vehicular access to the site from the public roadway, the minimum yard shall be not less than 1.5 m (4.92 ft.).
 - c) A minimum yard of 3 m (9.84 ft.) shall be required where the rear or side lot line of the site abuts the lot line of a residential only site.
 - d) Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways in accordance with Section 69.3 of this Bylaw. If the rear or sides of a site are used for parking, an outdoor service or display area or both, and abut a Residential District or lane serving a Residential District, they shall be screened in accordance with the provisions of Section 69.3 of this Bylaw.

ROSSDALE

AREA
REDEVELOPMENT
PLAN



Appendix I to Schedule 820K
of Bylaw 5996 as amended by: Bylaw 8138



Designation applied to sites with altered or specific development regulations in accordance with Schedule 820K, Land Use Bylaw.

★(area) Distinguishes between areas under Districts with the same designation but with different regulations pursuant to Schedule 820K.

SCHEDULE "D" TO BYLAW NO. 8138

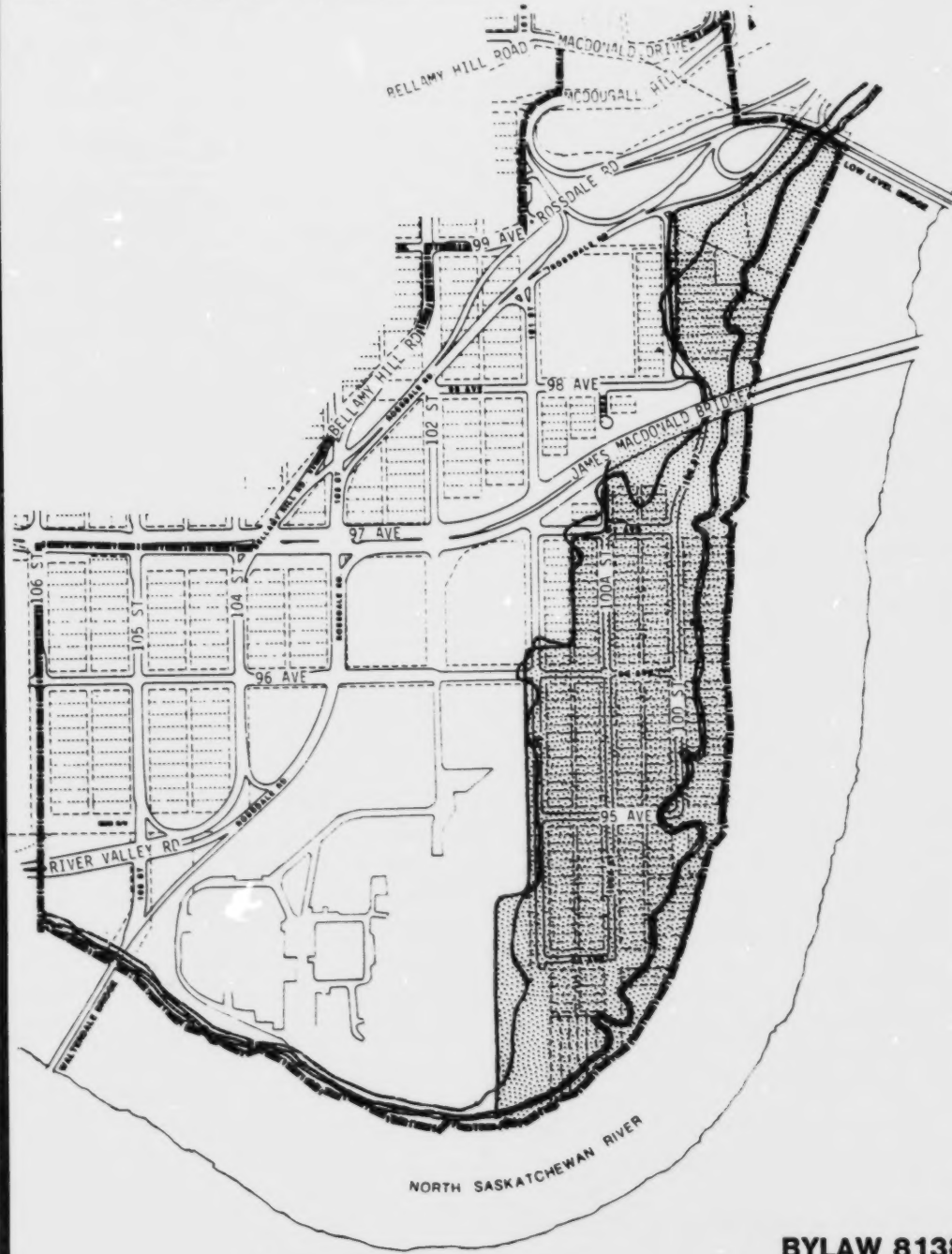
SECTION 812B FLOODPLAIN PROTECTION OVERLAY SCHEDULE FOR ROSSDALE

812B.1 Application

- 1) This Schedule supplies data pertaining to the Floodplain Protection Overlay for Rosssdale. All regulations of the Floodplain Protection Overlay, Section 812, shall apply in accordance with this Schedule. Submission of a certificate from a qualified registered Professional Engineer or Architect will be required in accordance with the guidelines of the Floodplain Management Policies of Schedule "B" to Bylaw 8139 - Rosssdale Area Redevelopment Plan.
- 2) The area within the Floodplain Protection Overlay Schedule in Rosssdale is shown on the Rosssdale Floodplain Protection Overlay Map, Appendix 1 to this Schedule.

APPENDIX I TO SCHEDULE 812B

- 1:25 Year Flood Line
- 1:100 Year Flood Line
- Floodplain Protection Overlay



BYLAW 8138

APPROVED

As to Form
City Solicitor "A. Massing"

BYLAW NO. 8139
(as amended)

Rosssdale Area Redevelopment Plan Bylaw

A Bylaw to designate Rosssdale as a
Redevelopment Area, and to adopt the Rosssdale
Area Redevelopment Plan,

WHEREAS The Rosssdale Area is a changing area within the City of Edmonton;
and

WHEREAS it is deemed in the public interest to pass a Redevelopment Plan
Bylaw for the Rosssdale Area, pursuant to Section 65 of the Planning Act,
R.S.A. 1980, c.P-9, as amended;

NOW THEREFORE the Municipal Council of the City of Edmonton, after due
compliance with the provisions of the Planning Act and duly assembled, hereby
enacts as follows:

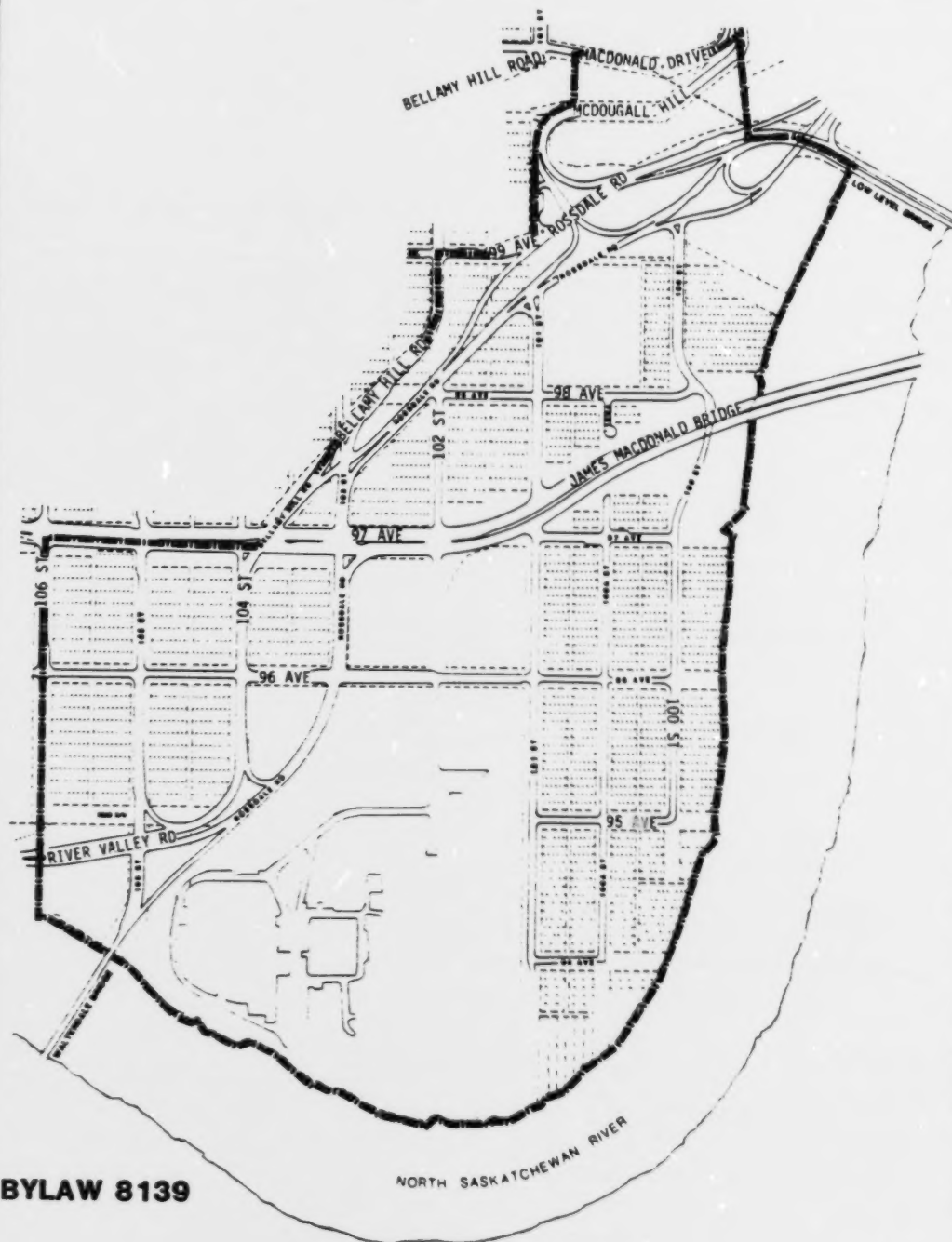
1. The Rosssdale Area as shown on the map annexed here to as Schedule "A", is
hereby designated as a redevelopment area (hereinafter referred to as
"the Redevelopment Area"), pursuant to Section 65 (a) of the Planning
Act, for the purposes defined therein.
2. The Rosssdale Area Redevelopment Plan annexed here to as Schedule "B" is
hereby adopted as the Rosssdale Area Redevelopment Plan, pursuant to
Section 65(b) of the Planning Act.

READ a first time this	8th	day of	April	A.D., 1986
READ a second time this	10th	day of	June	A.D., 1986
READ a third time and duly passed this	10th	day of	June	A.D., 1986

THE CITY OF EDMONTON

"Laurence Decore"
MAYOR

"C.J. McGonigle"
CITY CLERK



BYLAW 8139

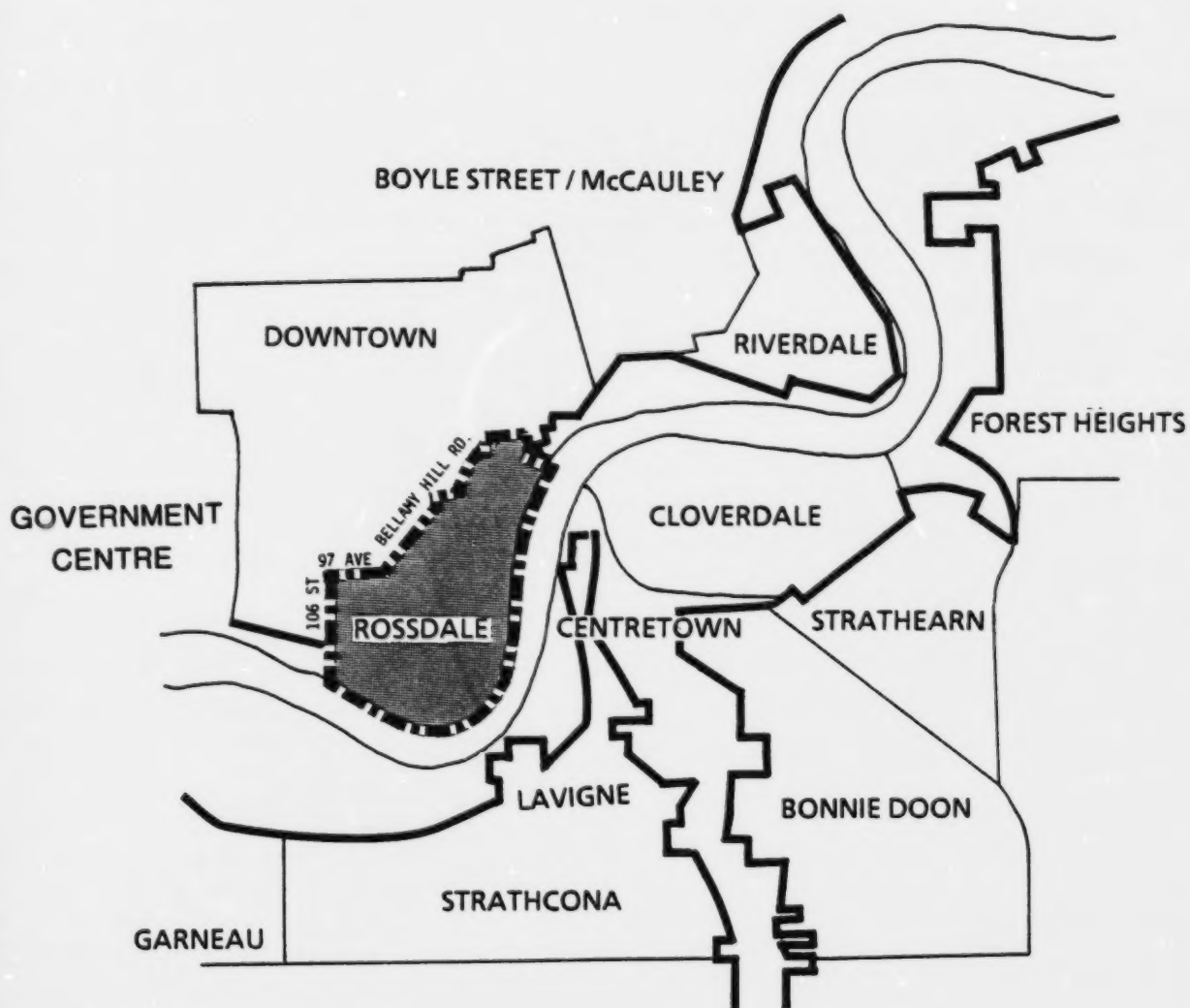
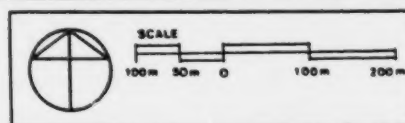
NORTH SASKATCHEWAN RIVER

— — — — — ROSSDALE AREA REDEVELOPMENT PLAN

ROSSDALE AREA REDEVELOPMENT PLAN

MAP 1 - Rossdale Location

-  Rossdale Area Redevelopment Plan Boundary
-  North Saskatchewan River Valley A.R.P. Boundary



ROSSDALE AREA REDEVELOPMENT PLAN

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ROSSDALE AREA REDEVELOPMENT PLAN

SECTION 1 - INTRODUCTION

1.1 Plan Area Boundary

Rossdale is bounded by the Downtown and McKay Avenue areas on the north, the Legislative Grounds on the west, and the North Saskatchewan River on the south and east. The Rossdale Area Redevelopment Plan boundary is shown on the accompanying illustration Map 1 - Rossdale Area Redevelopment Plan Boundary (Schedule A to Bylaw No. 8139).

1.2 Authority for the Plan

City Council authorized the Planning and Building Department to prepare an Area Redevelopment Plan Bylaw for the River Valley in December 1983. In February, 1985 Council approved the North Saskatchewan River Valley Area Redevelopment Plan (Bylaw #7188). It established a public metropolitan recreation area within the river valley, allowed for the retention of the existing residential neighbourhoods in the river flats and directed the Planning and Building Department to prepare an Area Redevelopment Plan for Rossdale.

1.3 Plan Format

The Rossdale Area Redevelopment Plan sets out the objectives for the Plan Area and the policies and programs required to implement these objectives. The Plan is composed of six sections. Section One provides a brief introduction to the Plan. Section Two describes the community context, identifies public participation activities and identifies the questions and issues which arose during plan preparation. Section Three describes the overall development concept for the community and contains policies which provide direction for development activity in the area. Plan policies deal with the topics of residential, commercial, institutional and mixed uses, transportation and pedestrian circulation, recreation, open space and community facilities, utility services, and disposal/acquisition of City-owned property.

Section Four identifies implementation strategies, authority and timing. Section Five contains land use regulations and redevelopment guidelines to be implemented through the Edmonton Land Use Bylaw and this Area Redevelopment Plan.

There are five companion documents which accompany this Area Redevelopment Plan Bylaw. These are:

1. Bylaw No. 8138, a bylaw which amends the Edmonton Land Use Bylaw No. 5996, as amended.

2. The Rossdale Area Redevelopment Plan Implementation Report, which outlines specific actions and program changes required to achieve the objectives and policies of the plan, and the timing, budgeting and approval process required for each.
3. The Rossdale Neighbourhood Profile Report which provides additional information on population, land use, community issues and public participation.
4. An Urban Design Strategy for Rossdale which provides background and suggestions for development of the Community Image.
5. A Report outlining Infill Housing Design Guidelines for the development of new low density housing in the Rossdale Community.

**1.4 Legal Conformity
with Superior
Legislation**

The Rossdale Area Redevelopment Plan must meet the requirements of the Planning Act by conforming to superior legislation, including the Edmonton Metropolitan Regional Plan, the General Municipal Plan, and the Edmonton Land Use Bylaw No. 5996, as amended.

This Plan conforms to the Edmonton General Municipal Plan Bylaw No. 6000, as amended, which specifies the following objectives and policies:

- (a) Increasing the amount of future housing in the inner city (Objective 5B).
- (b) Allowing relatively higher density residential development in the inner city, with a variety of housing types and tenures (Policy 5.B.1 and 5.B.2).
- (c) Minimizing the impact of 97 Avenue/James MacDonald Bridge, River Road, Rossdale Road and 104 Street (Objective 8.D, and Policies 8.D.1, 8.D.2 and 8.D.3).
- (d) Improving and upgrading the quality of existing local park facilities in the community (Objective 10.B and Policies 10.B.1 and 10.C.2).
- (e) Expanding the Capital City Recreation Park trail system (Policy 11.B.3).
- (f) Reinforcing the development and retention of neighbourhood identity (Policy 13.A.8).
- (g) Considering urban design guidelines to conserve the distinctive character of portions of the area and enhance that image (Policies 15.B.5 and 15.B.6).

In accordance with the Planning Act, amendments to the City's Land Use Bylaw No. 5996, as amended, are required prior to final approval of this Plan. The amendments are contained in Land Use Bylaw No. 8138 which accompanies this Area Redevelopment Plan.

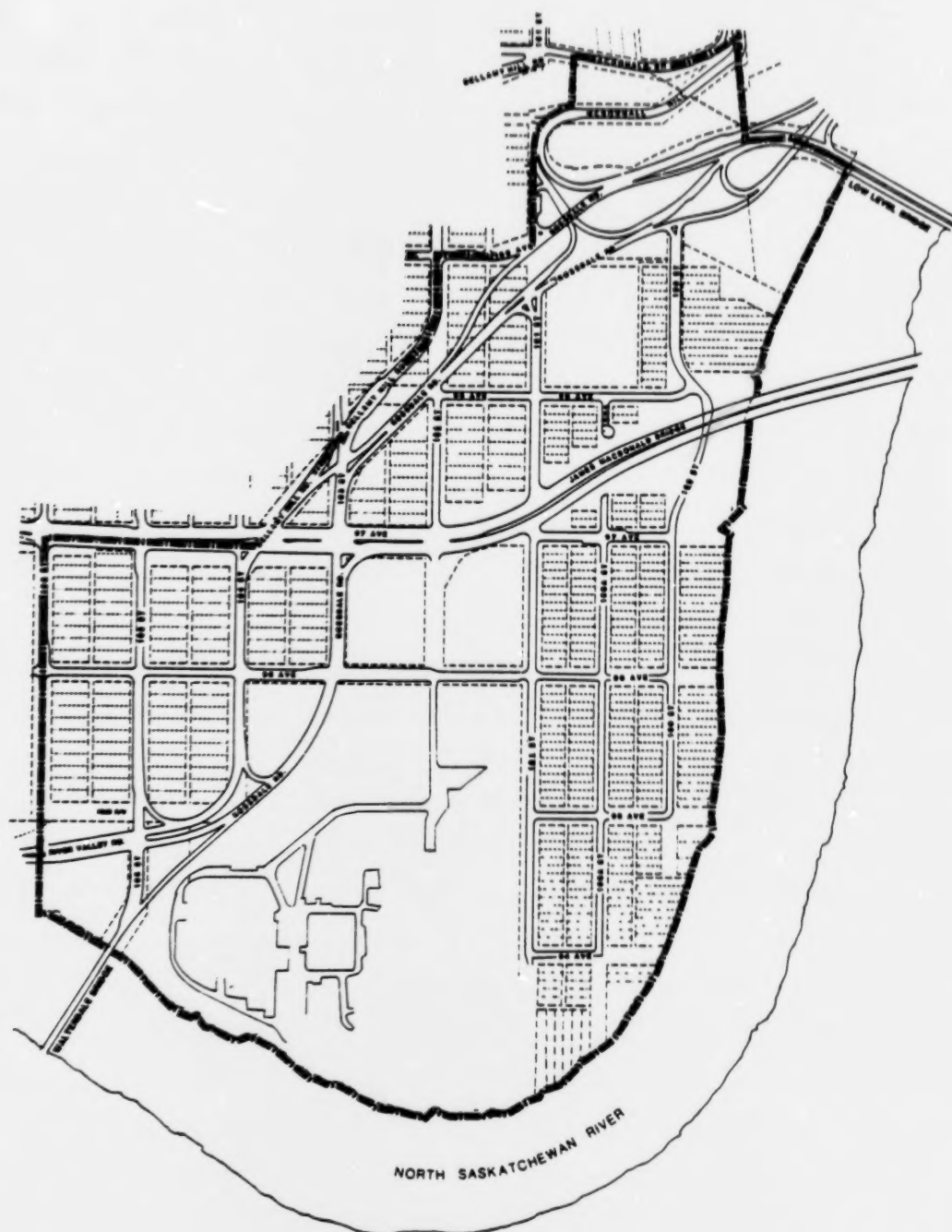
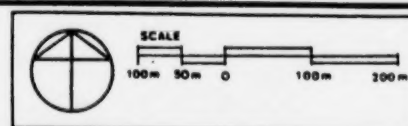
The North Saskatchewan River Valley Area Redevelopment Plan Bylaw No. 7188 established guidelines that were to be considered when planning for the Central area and when preparing a plan for Rosedale. These are paraphrased below:

- . Primarily residential development will be proposed in South Rosedale (south of 97 Avenue, between 101 Street and 100 Street).
- . New or expanded major facilities which adversely impact the residential community shall be discouraged.
- . Proposed new development should be designed to take advantage of the river location and should be integrated with the design concept of the Capital City Recreation Park.
- . Additional commercial uses may be proposed, and if so, should serve local residential development and existing recreational development, be compatible with parkland development, or be part of a city-wide facility.
- . Pedestrian links should be provided to all abutting neighbourhoods, including the downtown, and the facilities that provide these links should be of sufficient capacity to accommodate the proposed development for this area.
- . A marketing strategy for the disposal of City owned lands in Rosedale will be developed in conjunction with the preparation of the Area Redevelopment Plan (ARP). Disposal of lands will occur upon approval of the ARP.
- . Residential and other suitable uses, including parks and recreation uses, may be considered in the Rosedale Area Redevelopment Plan area.

ROSSDALE AREA REDEVELOPMENT PLAN

MAP 2 - Rossdale Plan Area Boundary

(Schedule A to Bylaw 8139)



SECTION 2 - NEIGHBOURHOOD DEVELOPMENT

2.1 Neighbourhood Context

2.1.1 History of Development

Rossdale is a small, primarily residential neighbourhood located on the North Saskatchewan River Flats immediately south of the downtown. It is the oldest area of settlement in the City, and it played a key part in the early industrial and residential development of the City.

The first development in Edmonton occurred in 1802 when two fur trading forts were built near the site of the Rossdale Generating Station by the Hudson's Bay Company and the North West Trading Company.

In 1823, the two companies merged and in 1832 a new Fort Edmonton was built on higher ground near the present legislature. Rossdale flats was used to grow agricultural products and it served as a campground for Indian, Metis and non-native trappers until 1885. In 1876, a prospector named Donald Ross, after whom the community was named, arrived and built the first residence outside the confines of Fort Edmonton. It became the Edmonton Hotel. Ross also began coal mining and a market garden business.

In the 1890's Ross Flats became a supply point for the Klondike gold rush and a number of industries developed including Edmonton's first brewery, grist mill, coal-fired power plant, ice plant and oil well.

The completion of the Low Level Bridge in 1900 brought new settlement into Ross Flats and transformed it into a major industrial centre. In 1908, Canada's first coal-powered cable car railway was constructed to deliver cargo from the flats to downtown Edmonton.

In 1915, the worst recorded flood on the North Saskatchewan River occurred destroying many homes and industries. As a result of the flood and poor economic conditions during the depression of the 1930's, many industries disappeared from the area. However, new houses, sports facilities, (including the Renfrew Ball Park, now John Ducey Park) city utilities, and fairgrounds were constructed in their place.

A City policy was adopted in the 1930's which established the North Saskatchewan River Valley as a unique regional park resource. The City began to acquire land that was offered for sale or through tax default with a view to realizing this park concept.

The concept of a River Valley park system was reaffirmed by the Bland, Spence Sales Report in 1949. This report introduced a system of development controls and a long term plan of land acquisition for the River Valley, including the Rossdale area.

The idea of acquiring all lands in Rossdale for park purposes was reaffirmed in a 1975 Council directive, and continued until it was reversed by Council on December 4, 1983. With this policy reversal, it became necessary to prepare a plan for Rossdale to guide its redevelopment and rehabilitation.

2.1.2 Population

Rossdale is one of the smallest communities in Edmonton with a 1983 population of 545 persons in 292 households. The population characteristics are typical of older neighbourhoods where there is a low proportion of pre-schoolers to teens. However, there is a large proportion of young adults, which is likely due to the existing apartment housing in the west portion of the community and its proximity to downtown. Almost 80% of households are single adults and adult pairs. The average household size for Rossdale is smaller than average for Edmonton's older communities.

Forty-five percent of residents are employed full time and over 14% are students. In 1983, 268 or approximately 50% of the area residents had lived in the community for at least three years.

2.1.3 Land Use

Rossdale today has a number of land uses in addition to residential. It contains major city-wide facilities, regional roadways and considerable vacant lands.

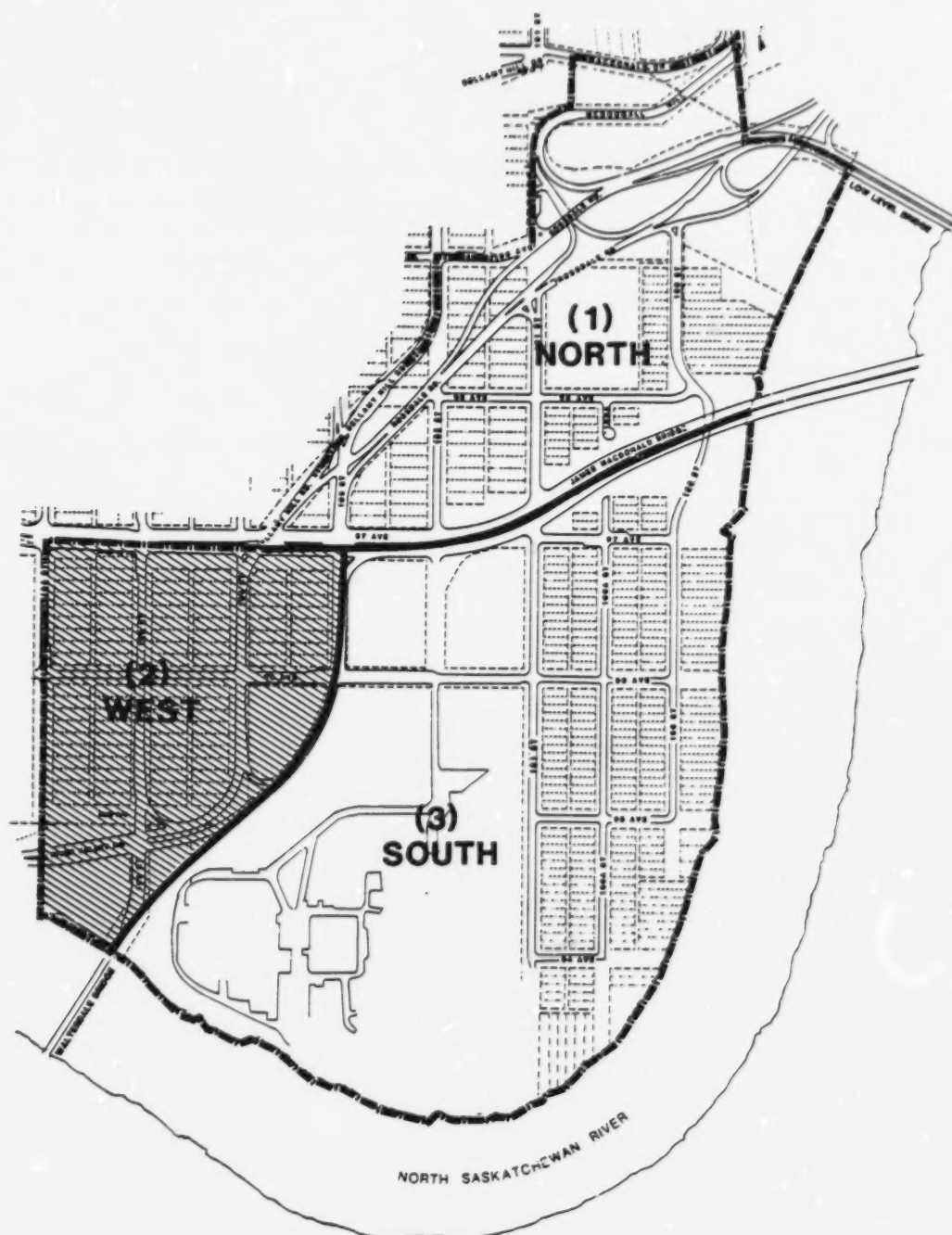
The majority of housing in the community is 50 to 75 years old. Over eighty percent are single detached dwellings. An exterior building survey conducted by the Planning and Building Department in September 1984, indicated that 20% of all residential buildings did not need repairs. Forty-four percent (44%) of the buildings were in need of minor repair, but were structurally sound, 28% were in need of major structural repair and 14 houses (8% of the housing stock) were beyond repair. All but one of the houses beyond repair are owned by the City.

A number of arterial roadways are located in the area, including Rossdale Road, 104 Street, 105 Street, 97 Avenue/James MacDonald Bridge and Bellamy Hill Road. Average weekday traffic volumes on these arterials range from a high of approximately 39,000 vehicles per day on James MacDonald freeway to a low of approximately 6,000 vehicles per day on 104 Street.

No public or separate schools are operating in Rossdale. Children are bused to schools in adjacent neighbourhoods.

There are a number of major City-level public facilities in the area including the Rossdale Generating Station, Rossdale Water Treatment Plant, Fire Supply, Training and Maintenance Facility, John Ducey Ball Park, Ortona Gymnasium and Armoury and the Nature Interpretive Centre (in Donald Ross School). In addition, there are a number of

MAP 3 - Rossdale Sub-Areas



regional parks and recreation facilities including the Capital City Recreation Park trails, picnic areas and bicycle paths. Diamond Park is used for baseball and cricket teams and the fields south of Donald Ross School are used for baseball and soccer by teams from throughout the City. More complete information on the neighbourhood is contained in the Rosedale Community Profile Report, available from the Planning and Building Department.

2.2 Public Participation Activities

The local community has been actively involved in numerous ways during the preparation of this plan. The consultation program, which began in May 1984, has involved the Community League representatives, community residents and absentee property owners and various City departments. The River Valley Community Design Competition gave design professionals and the general population of Alberta an opportunity to present comments and ideas on Rosedale redevelopment. Numerous public meetings, workshops, surveys and design competition activities took place.

2.3 Issues

The rehabilitation and redevelopment of Rosedale, as presented in this Plan, presents a number of opportunities for current and future residents and for the City. During the preparation of the Rosedale Plan, many issues and questions arose. A summary of these issues and questions is presented in this section. For the purpose of this discussion, Rosedale is divided into three sub-areas as shown on Map 2 - Rosedale Sub-Areas.

2.3.1 General Issues

A basic question of philosophy arose. Is the aim of the Plan to rehabilitate not redevelop or is it to rehabilitate and redevelop? From this basic philosophical question came - How many people should live in Rosedale and what mix of housing and population types should the plan encourage?

2.3.2 Land Use Issues in South Rosedale

- a) Should new residential development be restricted exclusively to single detached and semi-detached housing?
- b) How can the condition of existing housing stock be improved?
- c) Should the Donald Ross Apartment Building be retained?
- d) Should the present commercial area at 97 Avenue and 100A Street be retained?
- e) Should new commercial uses be introduced and should they be local or regional in nature?
- f) Will a new community league site be needed in the future? If so, where should it be?

- g) What is the most appropriate use for the triangle of land between 97 Avenue and the James MacDonald Bridge?
- 2.3.3 Land Use Issues in North Rosedale
 - a) Should the existing single family and semi-detached housing be retained?
 - b) Considering the impacts of the arterial network surrounding North Rosedale, what is the most appropriate land use?
 - c) Should Diamond Park be retained? If so, how big should it be? Should it serve local or regional needs?
 - d) Should the Ortona Armoury and gymnasium be retained? What type of development should be considered for the buildings/site?
 - e) Should the property on the southeast corner of 99 Avenue and Bellamy Hill be retained for high-density residential use under its current districting or should it be parkland?
 - f) Is there a suitable land use, other than open space, for the triangle of land at Bellamy Hill Road/103 Street/97 Avenue?
 - g) What strategy should the City adopt to encourage restoration, reuse and/or redevelopment of the Brewery?
- 2.3.4 Land Use Issues in West Rosedale
 - a) Considering the impacts of the arterial network through and around West Rosedale, what is the most appropriate land use?
 - b) What scale and density of development should be permitted considering existing districting for medium to high density residential uses, the arterial network, proximity to downtown and the Legislature and the proposals of the River Valley Community Design Competition?
 - c) How can development in an area such as West Rosedale be encouraged?
- 2.3.5 Transportation, Parking, Pedestrian/ Bicycle Circulation
 - a) With the existence of arterial roadways dividing the community north-south and east-west, how can the community be tied together through land use, circulation and streetscape improvements?
 - b) How can the problems of traffic and on-street parking during major events at John Ducey Park be dealt with?

- c) Can adequate access be provided to North Rosssdale with redevelopment?
 - d) Can anything be done about on-street parking by downtown workers in North Rosssdale?
 - e) Is truck traffic from City-wide utilities a problem in South Rosssdale?
- 2.3.6 Public Area and Utility Improvements
 - a) What improvements are needed to enhance the neighbourhood environment and create a marketable community image? How should these be paid for?
 - b) Are roadway, sidewalk and boulevard improvements needed?
 - c) Are improvements to sewer or water services needed?
- 2.3.7 Parks and Recreation Issues
 - a) Should the Capital City Recreation Park Trail System be extended along the river? If so, how far?
 - b) What is the best means to connect the CCRP trail system to the Legislature and across the river to the trails near Kinsmen Park?
 - c) Should Diamond Park be retained as playing fields; be more intensely developed; used locally instead of regionally?
 - d) Will the Community League site and facilities be adequate with a larger residential population or will an alternate site be needed?
- 2.3.8 Major City Facilities Issues
 - a) Can traffic destined for the services yard south of John Ducey Park be removed from 101 Street?
- 2.3.9 Floodplain Issues
 - a) Substantial portions of South and North Rosssdale lie within the 1:100 year floodplain as defined by Alberta Environment. Is it most appropriate for the City to restrict and/or regulate development in these areas or to warn the public of the risks and provide advisory guidelines?
- 2.3.10 Land Acquisition and Disposal
 - a) Will the City be acquiring additional lands for the consolidation and disposal of development sites?
 - b) Will the City be acquiring additional lands for the Capital City Recreation Park (CCRP)?
 - c) Should individuals or groups be given preferential treatment in the disposition of City owned lots and houses?

2.3.11 Heritage
Preservation
Issues

- a) A list of historically significant buildings has been prepared. What use/role should this play in the Plan?

2.3.12 Fiscal Issues

- a) Who will pay for public area and utility improvements?
b) Who will market lands and what will be done with the funds?

2.3.13 Summary

All of these questions and issues were considered throughout the preparation of this Area Redevelopment Plan. The following objectives and the Plan concept and policies outline the direction the development of the Rosssdale neighbourhood is to take in response to the review of these issues.

2.4 Plan
Objectives

The aim of the Area Redevelopment Plan is to assist in the rehabilitation of the South Rosssdale sub-area in a manner compatible with the existing development, to encourage redevelopment of North Rosssdale recognizing its location both within the River Valley and in close proximity to the downtown and to further study the potential for development in West Rosssdale.

The following objectives express Council's intention with regards to the future redevelopment and rehabilitation of Rosssdale.

Residential Objectives

1. To retain South Rosssdale as a primarily low density residential area.
2. To facilitate rejuvenation of the existing housing stock in South Rosssdale.
3. In South Rosssdale, to encourage infill housing forms which respect the scale, siting and character of the existing housing stock.
4. In South Rosssdale, to establish a rhythm or interval of development that is consistent with the narrow lot width that exists.
5. To designate West Rosssdale a Special Study Area to determine future uses for this portion of the community.
6. In North Rosssdale, to introduce primarily medium density housing forms which allow for a variety of types and designs of housing.
7. To introduce housing forms which are sympathetic to, and take advantage of, their river valley setting.

Commercial Objectives

8. To encourage new retail and office commercial development which serves the needs of the existing and future population.
9. To locate new commercial sites adjacent or easily accessible to major roadways.
10. To encourage commercial development which complements the Capital City Recreation Park.
11. To protect existing and future residential areas from conflict with commercial uses.
12. To provide for appropriate neighbourhood convenience commercial uses.
13. To encourage retail and office commercial development in North Rosedale in scale with the neighbourhood considering surrounding land use and transportation influences.

Mixed Land Use Objectives

14. To encourage a mix of medium density residential and commercial uses in North Rosedale.
15. To encourage a mix of low density residential and commercial uses in South Rosedale north of 97 Avenue.

Community Facilities, Parks, Recreation and Open Space Objectives

16. To retain existing community recreation facilities on an interim basis and provide for expansion of such facilities as necessary to meet the needs of increased population resulting from redevelopment.
17. To ensure that adequate neighbourhood park and recreational facilities are developed to meet the needs of the existing and future population.
18. To allow the intensification and expansion of recreational opportunities of a city-wide nature in the Plan area and ensure that the negative impacts of such facilities are minimized.
19. To encourage new residential developments to provide on-site leisure and recreation facilities.

Urban Design and Built Form Objectives

20. To ensure that redevelopment in North Rosedale provides an appropriate transition in density, height and mass from downtown to the low density residential portions of South Rosedale.
21. To encourage developers to design buildings to maximize usable open space for the benefit of residents.
22. To encourage developers to design and construct new buildings which are complementary to the character of existing developments.
23. To encourage the retention and development of mature vegetation, particularly as a buffer between residential areas, arterial roadways and non-residential land uses.
24. To encourage developers to design and orient buildings to reduce the impacts of adjacent arterial roadways and other conflicting land uses, and make optimal use of river valley views.

Transportation and Pedestrian Circulation Objectives

25. To mitigate existing and potential impacts of transportation facilities on the community.
26. To provide adequate traffic management measures to ensure safe and convenient pedestrian and vehicular access to and egress from the neighbourhood.
27. To encourage pedestrian and non-motorized traffic circulation through streetscape and pedestrian walkway improvements.

Major Facilities Objectives

28. To buffer the impact of City-wide utilities and other municipal services on the community through screen planting and traffic and noise control measures.
29. To minimize the impact of activities at John Ducey Park on the community.

Local Utilities and Other Municipal Services Objectives

30. To provide an acceptable level of service for utilities, water, fire and police protection, public transit and other municipal services.

31. To ensure that roadways, sidewalks and lanes are improved to City standard.

Flood Protection Objective

32. To designate part of the neighbourhood as a flood protection area and provide advisory guidelines for development which may be susceptible to flooding.

Land Disposal and Acquisition Objectives

33. To dispose of city-owned lands at fair market value in a manner compatible with the objectives of the City and the Rosedale Area Redevelopment Plan.
34. To acquire property where required and where possible to support land development and land marketing objectives related to the public property disposal program and the completion of the Capital City Recreation Park.

Heritage Preservation Objectives

35. To identify historically significant buildings.
36. To encourage retention, restoration, and recycling of historically significant buildings, where feasible.
37. To encourage redevelopment strategies for historically significant buildings and sites which are sensitive to the original character of the building, where feasible.

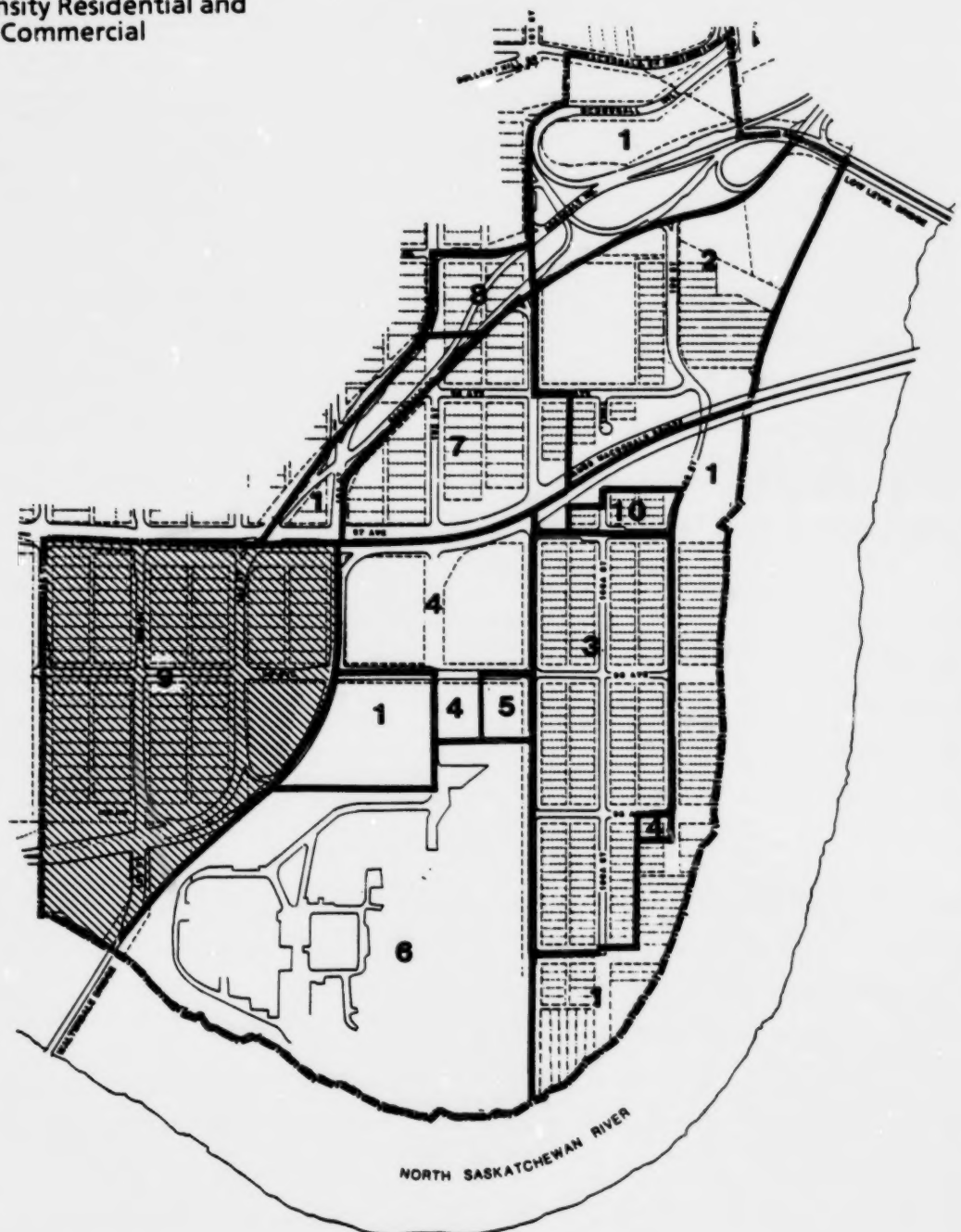
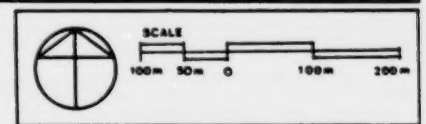
Financial Objective

38. To determine an acceptable means of financing special improvement projects.

ROSSDALE AREA REDEVELOPMENT PLAN

MAP 4 - Future Land Use

1. City - Wide Parks and Recreation
2. Commercial , Recreation and Parks and Residential
3. Low Density Residential
4. Neighbourhood Parks and Recreation
5. Medium Density Residential
6. Utilities
7. Mixed Use Medium Density Residential and Office Commercial
8. High Density Residential
9. Special Study Area
10. Low Density Residential and Limited Commercial



SECTION 3 - PLAN CONCEPT AND POLICIES

3.1 Introduction

This section outlines the concept for future land uses in the Rossdale Plan area, and details the policies to direct rehabilitation and redevelopment in the area. Section 3.2 Plan Concept is a general description of desired land uses in the two sub-areas of South Rossdale and North Rossdale as shown on Map 2.

The following sub-sections describe the Plan policies within Rossdale. Policy statements shall be deemed the policy of City Council on all matters with respect to the Rossdale Plan area. "Discussion" statements are provided as interpretations of the Policy statements.

3.2 Plan Concept

Rossdale is an older inner-city community which has been severely impacted by the development of city utilities and roadways. As a result, it has been separated into three distinct sub-areas.

The Plan will strengthen the future of Rossdale as a residential neighbourhood and create a diverse and attractive urban landscape which complements both the River Valley and the Downtown.

The Plan will also strengthen the image and function of the area as a single community by improving the linkages between the sub-areas.

Over time, Rossdale will be transformed from a sparsely developed mixed use area to a dynamic urban environment with various housing forms, commercial facilities, and community and city-oriented recreation facilities. It is expected that the ultimate population for Rossdale would be approximately 4,500 persons. This estimate is based on statistics of average household sizes by housing type for older neighbourhoods and the downtown area.

The following is a description of the concept plan and the land use policies by the sub-areas of North and South Rossdale which will create this diverse rehabilitated and redeveloped neighbourhood.

3.3 South Rossdale Concept

South Rossdale has many qualities which give it a village-like atmosphere including the period and style of homes, the quiet tree-lined streets and relatively isolated river valley location.

It is to be rehabilitated by retaining its low density character and promoting this village-like atmosphere. To accomplish rehabilitation, existing housing should be retained where practical, and compatible infill housing encouraged. New housing will be primarily single family with provision for two family, triplex and apartment or row housing containing up to

four units. New house styles should be sympathetic to the historic character of existing housing.

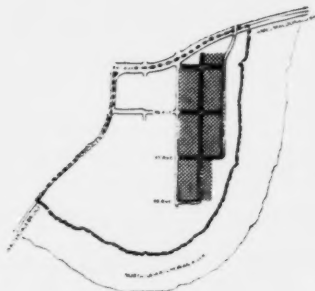
This area has been identified as suitable for Social housing. No specific sites have been identified. However, interested groups may pursue such development provided the objectives and policies of the Plan are met.

South Rosedale has a number of City-wide recreational and utility sites which will be retained. These include John Ducey Park, The River Valley Interpretation Programs Centre (in the old Donald Ross School), the Rosedale Power Plant, Water Treatment Plant and the Fire Maintenance and Training Facility.

The Capital City Recreation Park (CCRP) trail system is to be extended. The existing children's playground will be retained and upgraded as a local park use.

Streetscape improvements are proposed to improve the pedestrian environment of the area.

3.3.1 South Rosedale Land Use Policies



a) Policy 1: Low Density Residential Character

The low density residential area of South Rosedale will be maintained by designating it an RF3* (Low Density Redevelopment) District.

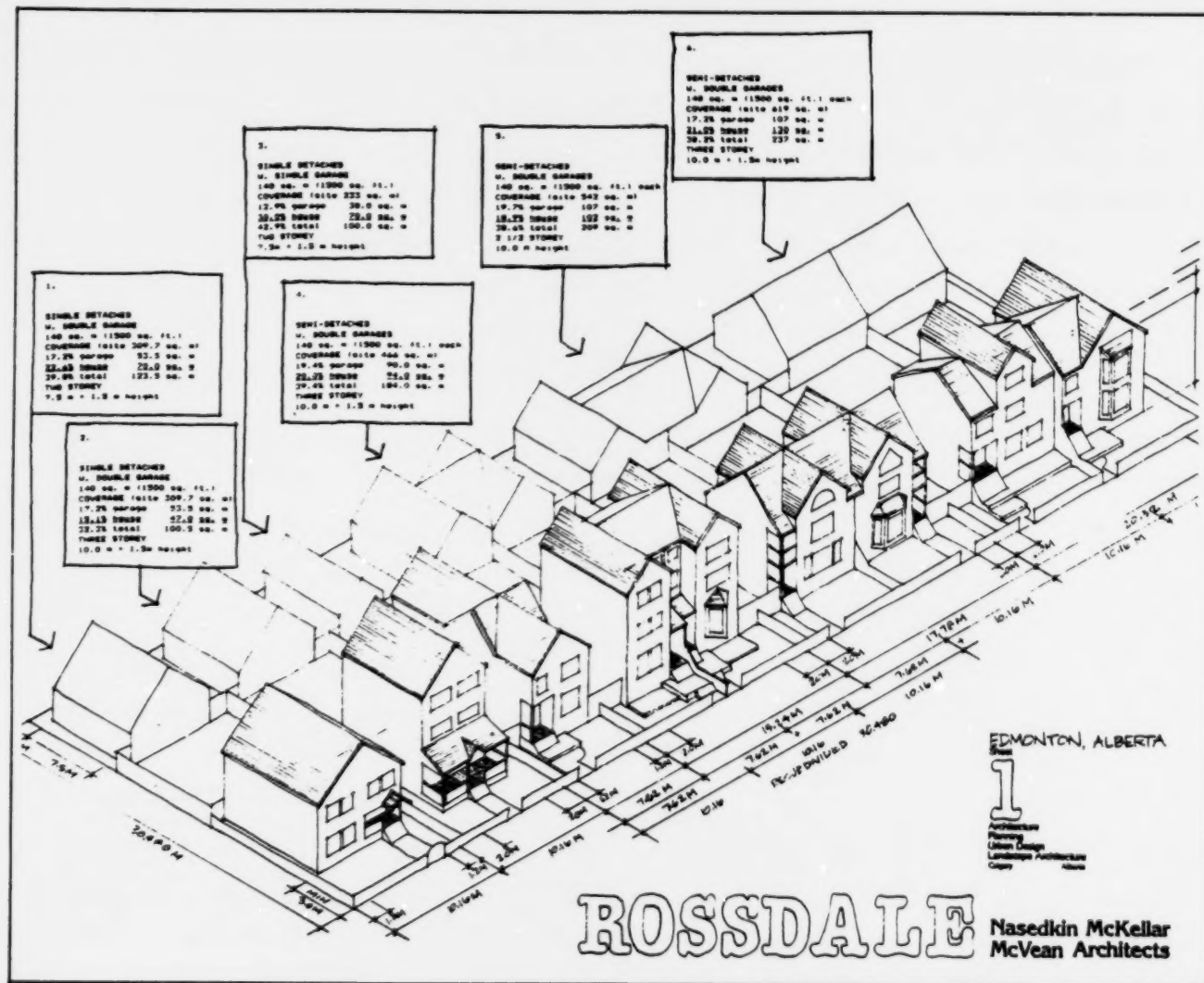
Discussion

- meets Objectives 1 and 2 of this Plan.
- see Map 4 - Future Land Use.
- the intent of this policy is to allow small scale, infill housing that is sensitive to the type of housing existing in the sub-area.
- single detached and semi-detached housing is permitted in this District. Two-family, triplexes and apartment or row housing containing up to 4 units are discretionary uses. Fourplexes are encouraged only in locations towards the ends of blocks. Housing proposed on ends of blocks will be encouraged to front onto the Avenues.

b) Policy 2: Existing Low Density Residential

The Planning and Building Department will provide housing design guidelines in the low density residential portion of South Rosedale for renovation of, and additions to, existing housing.

Concept- Low Density Infill Housing



Discussion

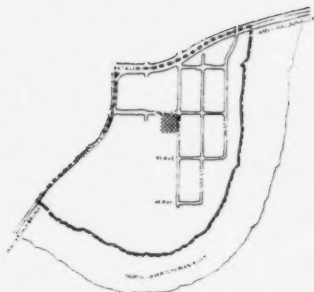
- meets Objective 3 of this Plan.
 - will guide preservation of the character of existing housing stock.
 - existing housing stock represents one of the oldest residential areas in the City and has historic significance.
 - see Section 5 of this Plan for details of housing guidelines.
- c) **Policy 3: Development of New Low Density Residential**
- The Planning and Building Department will provide housing design guidelines in the low density residential portion of South Rosedale for new infill housing.

Discussion

- meets Objectives 3 and 4 of this Plan.
 - will ensure that new development is compatible with the character of the area.
 - see Section 5 of this Plan for details of housing guidelines.
- d) **Policy 4: Housing Rehabilitation Programs**
- The City will pursue the designation of the low density residential area, south of the James MacDonald Bridge and east of 101 Street, in any provincial or federal program leading to the upgrading or rehabilitation of the housing stock.

Discussion

- meets Objective 2 of this Plan.
 - Planning surveys have shown that over forty percent of existing housing in Rosedale is described as needing minor repairs and almost thirty percent is in need of major repairs. Government programs for rehabilitation such as the Residential Rehabilitation Assistance Program (R.R.A.P.) are being re-evaluated at present.
- f) **Policy 5: Ross Flats Apartments**
- The Ross Flats Apartments will be retained and its Land Use designation changed from the A-Metropolitan Recreation District to a RF6 Medium Density Multiple Family District.



Discussion

- meets Objectives 36 and 37 of this Plan.
- will bring the land use designation into conformity with the existing use.
- the building is recognized by the Edmonton Historic Board as a historically significant building and is owned by the City.
- new additions or renovations should respect the character of the building.

g) Policy 6: Existing Commercial Node in the 97 Avenue Area (South Rosedale)

The present CB1 (Low Intensity Business) Districting will be removed. The portion south of 97 Avenue will be incorporated into the RF3* District. The portion of north of 97 Avenue will be redistricted to an RMX (Area 4) Residential Mixed Use District.

Discussion

- access to the site, either entering or exiting westbound, is difficult.
- the existing commercial buildings are in very poor condition.
- several new commercial areas are designated in the plan which are convenient for South Rosedale residents.
- the scale and nature of the existing specific commercial uses are compatible with the low density residential uses in South Rosedale and, as such, are suitable for retention as long as they fulfill the obligations of their leases with the City.
- The RMX (Area 4) District allows for the retention of existing commercial uses and residential development as in the RF3* District, and allows for further neighbourhood oriented commercial uses should the demand arise with population increases in the neighbourhood.
- meets Objectives 11 and 12 of this Plan.

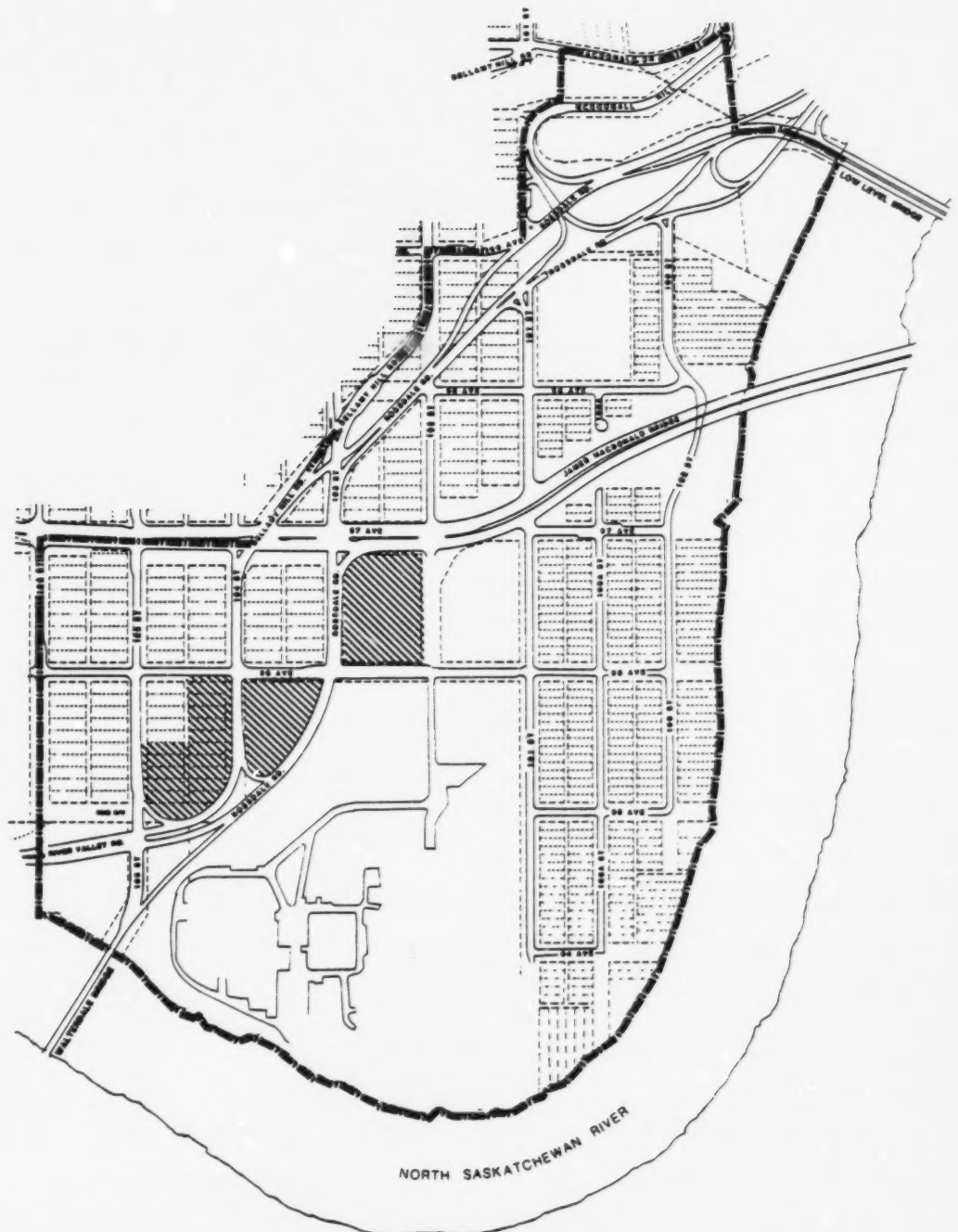
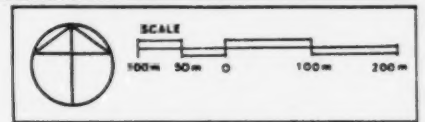
h) Policy 7: Long Term Land Use for Edmonton Trappers Parking Lot east of Rosedale road between 96 and 97 Avenues.

In the event that the Edmonton Trappers Baseball Club relocates from John Ducey Park, the City will

ROSSDALE AREA REDEVELOPMENT PLAN

MAP 5 - Interim Land Uses

 Parking for Edmonton Trappers



encourage the use of these lands for neighbourhood parks and recreation use.

Discussion

- meets Objectives 16 and 17 of this Plan.
- the site is presently used by the Trappers for parking.
- the Trappers organization have identified a 5-7 year time period at this location.
- combined with the Donald Ross School grounds, this provides sufficient neighbourhood park space for the Plan area.
- see Map 4 - Future Land Use and Map 5 - Interim Land Use.

**3.4 West Rosssdale
Special Study
Area**

The West Rosssdale sub-area is designated as a Special Study Area due to interests of the Provincial Government in this area. Upon completion of the special study for this sub-area, Bylaw No. 8138 and Bylaw No. 8139 will be amended, as appropriate, to reflect the proposed development. Policy 1 of Section 3.1 "Land Disposal Policies" will apply to the West Rosssdale sub-area at the passing of this Bylaw.

**3.5 North Rosssdale
Concept**

North Rosssdale offers considerable amenity potential as it is located adjacent to both the downtown and the North Saskatchewan River.

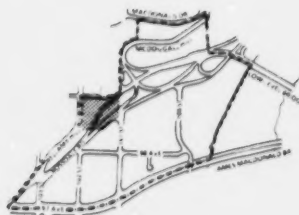
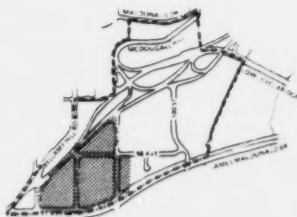
The Plan will create a special environment with a mix of low and medium density residential, retail and office commercial and recreational entertainment uses.

The Rosssdale Brewery area is to be developed as a major activity node with commercial retail and recreation/entertainment uses incorporating the existing brewery building. New commercial and residential mixed uses are encouraged on lands adjacent to the Brewery immediately west of 100 Street. Recreational uses of a neighbourhood and City-wide nature are to be considered.

In the short-term the Ortona Gym and Armoury will continue to operate as recreation and office uses respectively. The potential exists for the Ortona site to be a comprehensive planned development of residential and office uses.

The remainder of North Rosssdale is primarily designated for medium density residential uses, with a provision for some office uses adjacent to 97 Avenue/James MacDonald Bridge. Housing forms which are close to the street and provide ample amenity areas are encouraged up to 3½ storeys in height.

3.5.1 North Rossdale Land Use Policies



As in South and West Rossdale, North Rossdale is appropriate for social housing. While no specific sites have been identified, interested groups may pursue such development provided the objectives and policies of the Plan are met.

Pedestrian linkages between the downtown, North Rossdale and South Rossdale will be improved in the vicinity of the Rossdale Brewery and using 102 Street as a pedestrian connection.

a) Policy 1: Medium Density Residential Uses

Lands in North Rossdale south of Rossdale Road and east of 103 Street to 101 Street are designated as a Residential Mixed Use (RMX) District.

Discussion

- meets Objective 6 of this Plan.
- see Map 4 - Future Land Use and Map 11 - Districting Proposed.
- refer to Section 5 of this Plan for land use regulations and design guidelines governing this District.

b) Policy 2: High Density Residential Use

The area south of 99 Avenue, east of Bellamy Hill Road and north of Rossdale Road is designated for high density residential use.

Discussion

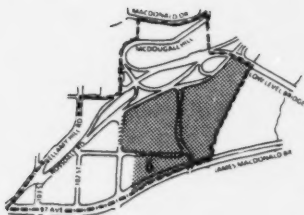
- meets Objectives 6 and 7 of this Plan.
- high density residential use is compatible with existing uses of a similar nature to the north and west of the site.
- existing lots will be consolidated to ensure effective regulation of development on the site.
- refer to land use regulations and urban design guidelines outlined in Section 5.
- any development of this property will be subject to the special information requirements of Section 16.1 of the Edmonton Land Use Bylaw No. 5996, as amended.
- the site provides an attractive viewpoint of the River Valley. Provisions should be included in any agreement for sale to maintain public access to this viewpoint.

Concept- 98 Avenue between 101 Street and 102 Street



Concept- 100 Street near Rosedale Brewery





c) Policy 3: North Rosedale Direct Development Control District

The lands east of 101 Street to the River between Rosedale Road and the James MacDonald Bridge are designated a Direct Redevelopment Control District (DC1) to allow commercial retail, office uses, recreation/entertainment facilities, parks and residential uses.

Discussion

- see Map 4 - Future Land Use, Map 10 - Flood Protection Areas and Map 11 - Districting Proposed.
- meets Objectives 10 and 37 of this Plan.
- this area offers potential to be developed as a significant activity node due to the Rosedale Brewery site and proximity to Downtown and the Capital City Recreation Park System.
- new development should be compatible with the Capital City Recreation Park System.
- refer to Parks and Recreation Policies 3 and 4 (Section 3.8.1(c) and (d)).
- refer to land use regulations and design guidelines in Section 5 of this Plan.
- the percentage of designated open space within the DC1 area will remain the same or will be greater than in the existing situation.

d) Policy 4: Redevelopment/Rehabilitation of the Rosedale Brewery Building

Rehabilitation of the Rosedale Brewery Building will be encouraged as part of the comprehensive development proposed in Policy 3.

Discussion

- meets Objectives 36 and 37 of this Plan.
- see Map 4 - Future Land Use and Map 11 - Districting Proposed.
- the Brewery building is one of the oldest unaltered industrial buildings in the Province.
- rehabilitation/redevelopment to allow greater use and viewing by the public supports the policies of Alberta Culture regarding historically significant buildings.



- the existing Brewery building will form the nucleus of new development.
- refer to Parks and Recreation Policies 3 and 4 (Section 3.8.1(c) and (d)).
- refer to land use regulations and urban design guidelines outlined in Section 5.

f) Policy 5: Future Use of Ortona Site

The Ortona site is designated primarily for medium density residential and office uses through an RMX District.

Discussion

- meets Objectives 6 and 14 of this Plan.
- see Map 4 - Future Land Use and Map 11 - Districting Proposed.
- makes provision for some commercial use adjacent to major roadways.
- site has potential for comprehensive redevelopment.
- the Armoury building is presently used as office space.

g) Policy 6: Ortona Site Feasibility Study

The 1983 feasibility study of the Ortona Armoury and Gymnasium will be reviewed by the City in considering a marketing strategy for the Ortona site.

Discussion

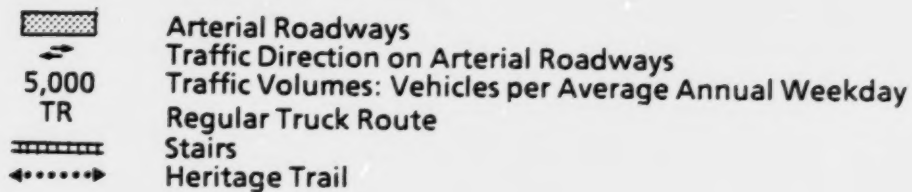
- meets Objectives 35 and 36 of this Plan.
- the cost and feasibility of upgrading the existing buildings to present standards must be established in order to determine their potential for reuse/recycling.

h) Policy 7: Retention of Ortona Armoury and Gymnasium Buildings

Dependent on the outcome of the review of the feasibility study required in Policy 6, the City will encourage the incorporation of the existing buildings on the Ortona site into the redevelopment of the site.

ROSSDALE AREA REDEVELOPMENT PLAN

MAP 6 - Roads and Circulation



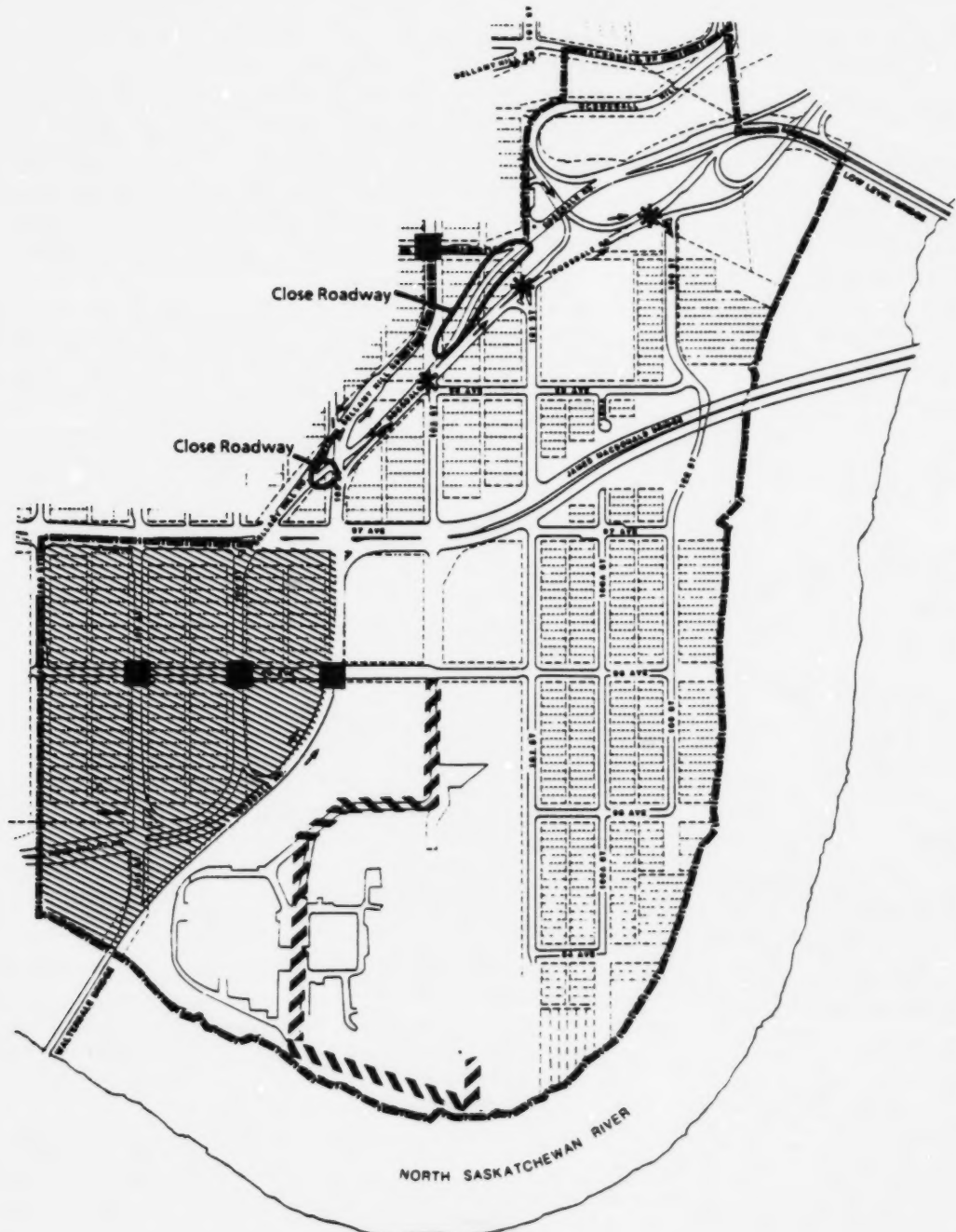
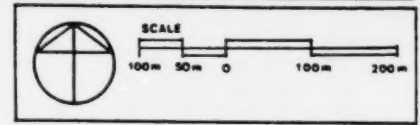
*Note: Traffic Volumes are from 1985 Traffic Flow Map - Transportation Department

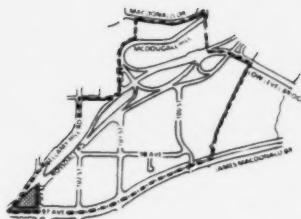


ROSSDALE AREA REDEVELOPMENT PLAN

MAP 7 - Traffic Management

-  New Pedestrian Crosswalk
-  New Signalization
-  Traffic Direction
-  Roadway Removal
-  Fire Facilities Access Study Area
-  Special Study Area





Discussion

- the feasibility study carried out in 1983 indicates that their rehabilitation will be very costly.
- the existing Ortona Armoury and Gymnasium have been noted as having historic merit by the Edmonton Historical Board.

i) **Policy 8: Entranceway to Downtown**

The site bounded by Bellamy Hill Road, 103 Street and 97 Avenue will be designated as a park-like entranceway to the Downtown through an AP (Public Parks) District.

Discussion

- the site will be landscaped in recognition of its importance as an entrance to downtown.

3.6 TRANSPORTATION POLICIES

3.6.1 Roadways and Pedestrian Circulation

Several roadways in Rosedale are major arterials which serve a regional transportation function. The Plan acknowledges the necessity of this function while seeking to improve the co-existence of these roadways with the neighbourhood. To achieve this, the impact of traffic volumes and noise must be minimized and the roadway environment for pedestrians improved to help utilize these roadways as community streets. The plan concept also proposes that two local roadways, 102 Street and 96 Avenue, be given special treatment to strengthen their role as the "main streets" of the neighbourhood.

North Rosedale has some unique circulation problems due to the alignment of major arterial roadways bordering on it. Existing roadway and laneway alignments have created irregularly shaped land parcels which pose a challenge to redevelop. The potential exists to realign the existing local roadway pattern and close certain access points to the area to create a more desirable environment for residential redevelopment.

a) Policy 1: Arterial Roadways and Truck Routes

The arterial roads and truck routes shown on Map 5 will continue to provide these functions through the Plan Area.

Discussion

- . see Map 6 - Roads and Circulation.
- . roads designated as arterials in the Rossdale Plan area are: Rossdale Road, 103 Street, Bellamy Hill Road, 104 Street, 105 Street and 97 Avenue and a portion of River Road.
- . the following are regular (24 hour) truck routes: 97 Avenue, Rossdale Road, River Road, and 103 Street and 104 Street south of 97 Avenue.
- b) **Policy 2: Rossdale Road Improvements in North Rossdale**

The Transportation Department will complete a study of Rossdale Road in the North Rossdale area to improve traffic movement in this corridor and improve or maintain access to North Rossdale from Downtown for automobiles, pedestrians and cyclists.

Discussion

- . meets Objectives 25 and 26 of this Plan.
- . the Transportation Department is nearing completion of a study of Rossdale Road to address roadway alignments, traffic movement and access.
- . see Map 7 - Traffic Management.
- c) **Policy 3: Road Closure and/or Realignment in North Rossdale**

The City will examine the existing local roadway pattern in North Rossdale to determine if changes are necessary or desirable to create marketable medium density residential sites.

Discussion

- . present City ownership patterns allow for consolidation of sites for future development of medium density sites.
- . realignment and/or closure of roadways could help to buffer future development from the impact of arterial roadways.
- d) **Policy 4: New Signalization on 96 Avenue**

The City will provide appropriate signalization at the intersections of 96 Avenue with 105 Street, 104 Street,

and Rosedale Road. This signalization will be staged to complement new development activity in the area.

Discussion

- signalized control of these three intersections will improve pedestrian access on 96 Avenue, which is needed to strengthen its intended role as a pedestrian-oriented main street for the neighbourhood.
 - see Map 7 - Traffic Management.
 - meets Objectives 25 and 26 of this Plan.
 - signalization may be staged from pedestrian-only initially to full phase as required.
- e) Policy 5: 101 Street Entrance to Water Treatment Plant**

The City will restrict access to the Water Treatment Plant at 101 Street and 94 Avenue to Special Use only.

Discussion

- meets Objectives 25 and 28 of this Plan.
 - special use includes emergency and/or construction situations.
 - will reduce heavy truck traffic on 101 Street.
 - existing entrance at 102 Street and 96 Avenue will remain.
- f) Policy 6: New Entrance to Fire Facilities**

The City will conduct a feasibility study to route all regular traffic to the fire station 21, the fire service and maintenance centre, equipment stores building and training centre through the utilities area.

Discussion

- see Map 7 - Traffic Management.
- will reduce the impact of vehicular traffic related to the fire facilities on 101 Street.
- further study is required to determine the ability of the existing roadway to carry the additional traffic considering underground utilities, road bed and operations.

- meets Objectives 25 and 28 of this Plan.

g) Policy 7: Downtown Pedestrian Access

The City will institute changes to improve pedestrian access between the Downtown and North Rossdale.

Discussion

- meets Objectives 26 and 27 of this Plan.
- see Map 6 - Roads and Circulation and Map 7 - Traffic Management.
- the Plan intends that a major amenity node be developed in North Rossdale (including the Rossdale Brewery area) and improved access is necessary to encourage people to visit the area from the Downtown.
- better pedestrian access in this area is needed in order to develop 102 Street as a pedestrian-oriented street.

3.6.2 Parking Strategies

Two major parking problems are addressed by these policies - parking for the Trappers baseball games and all day parking by downtown office workers in North Rossdale.

The parking strategy for Trappers baseball games at John Ducey Park provides sufficient land to accommodate the majority of the parking requirements in the short term (5-7 years).

In order to achieve this, the sale and redevelopment of city-owned lands must be phased to correspond to the Trappers relocation plans.

Both existing and new parking will be better signed and parking areas announced at baseball games in order to educate baseball fans on parking locations. At the same time, parking restrictions will be enforced in the South Rossdale residential area in order to discourage on-street parking during games if requested by residents.

The strategy also identifies permanent parking for John Ducey Park in the long term following the Trappers relocation as is indicated in West Rossdale Land Use Policy 7 (see Section 3.4).

The second problem of parking in North Rossdale results from its location adjacent to downtown and the fact that it is largely undeveloped. As redevelopment of the area occurs, these streets will be needed by local residents for access and parking. The Plan strategy is to discourage all-day parking by persons outside the community in order to avoid conflicts between local residents and downtown office workers.

h) Policy 8: Parking Control Measures for John Ducey Park

The City will introduce a parking management program in South Rosedale which provides resident parking during events at John Ducey Park when requested to do so by neighbourhood residents.

Discussion

- residents have major concerns over lack of on-street resident parking during baseball games but do not desire parking bans or restrictions on all streets.
- the intention of the Plan is to provide for resident sticker parking only on the east side of all streets and the south side of all avenues with the west side of streets and north side of avenues available for general public parking.
- stickers would be issued to all South Rosedale residents.
- the program would only be introduced at the request of residents in accordance with procedures used by the Transportation Department.
- meets Objective 29 of this Plan.

i) Policy 9: Interim Parking for Trapper Events at John Ducey Park

The City will designate areas in South and West Rosedale for parking associated with John Ducey Park as shown on Map 5 - Interim Land Uses.

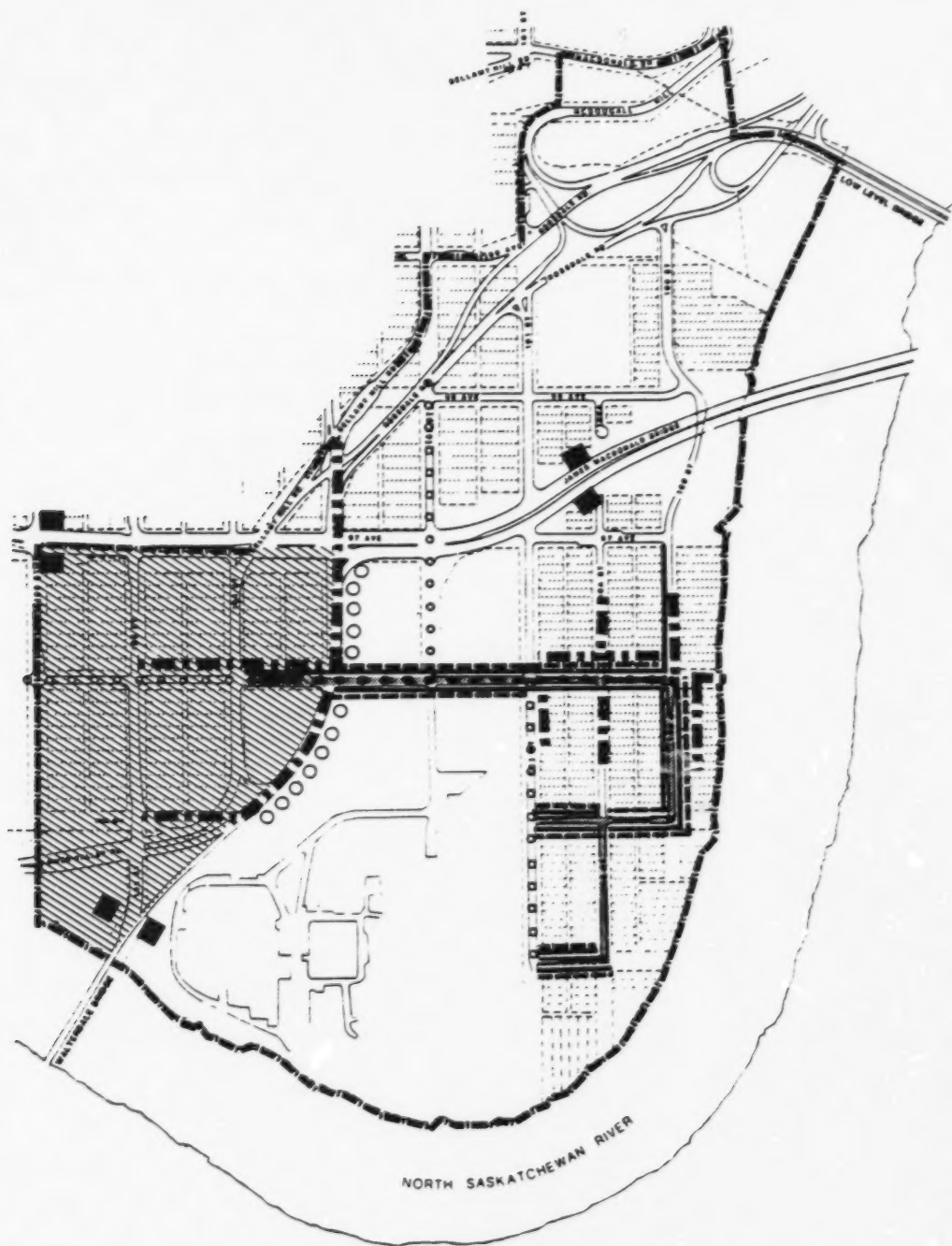
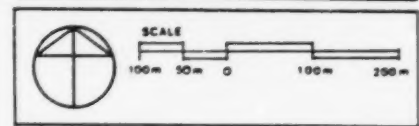
Discussion

- see Map 5 - Interim Land Uses
- this interim situation is expected to be for a 5 to 7 year period as the Trappers have indicated they may move in 5 to 7 years.
- meets Objective 29 of this Plan.

j) Policy 10: Permanent Parking for John Ducey Park

Lands bounded by 96 Avenue, Rosedale Road and 104 Street will be retained as a permanent parking area for John Ducey Park.

MAP 8 - Public Area Improvements



Discussion

- a permanent parking area is required for John Ducey Park as long as it continues to operate as a baseball facility.

k) Policy 11: Parking in North Rossdale

At the request of residents, the City will institute a parking management program for existing residences. As new development occurs, the City will institute time parking limits during week day daytime hours on the following roadways in North Rossdale: 102 Street, 101 Street, 100 Street, and 98 Avenue.

Discussion

- meets Objective 25 of this Plan.
- will be phased in with new development.
- residents in this area have expressed numerous concerns over all day parking on these roadways by people working in the downtown area.
- a parking management program will discourage this activity and still allow residents of the area reasonable use of on-street parking.

l) Policy 12: Parking in West Rossdale

As development occurs in West Rossdale, the City will consider off-peak on-street parking on selected arterials.

Discussion

- will provide additional, convenient parking for residents and guests.

3.7 Public Area Improvements Policies

The primary goal of the Plan is to revitalize the neighbourhood. In order to achieve this goal, improvements to the streets, utilities and other public areas must be undertaken to encourage redevelopment.

The neighbourhood has good potential for redevelopment, considering its location adjacent to downtown and river valley amenities. However, West and North Rossdale suffer negative impacts from arterial roadways and South Rossdale suffers some intrusion from the presence of City-wide utilities and John Ducey Ball Park. These impacts can be mitigated through public area improvements which increase the attractiveness of the environment.

**Concept- 102 Street Pedestrian Way (Between 96 Avenue
and 97 Avenue)**



10

The City can achieve rejuvenation of the neighbourhood both by taking a lead role in installing public improvements and by encouraging private investment through conditions on land sales. These improvements will eventually increase the values of property in the area, thus improving the return on investment by the City.

a) Policy 1: Streetscape Upgrading of 101 and 102 Streets, 96 Avenue and Rossdale Road

The City will undertake a program of streetscape improvements primarily focussing on 101 and 102 Streets, 96 Avenue and Rossdale Road.

Discussion

- . meets Objectives 27 and 28 of this Plan.
- . the intent of these improvements is to rejuvenate these roadways as the main pedestrian-oriented streets of the community.
- . streetscape improvements will be phased in with new development.
- . improvements to the berm on the west side of 101 Street south of 96 Avenue will be undertaken to further buffer the residential area from the utility services.
- . street improvements could include special treatment of sidewalks, tree planting and street furniture, uniform curb lines, and new curb and gutter works.
- . the intent of improvements to 101 and 102 Streets and 96 Avenue is to rejuvenate these roadways as the main pedestrian-oriented streets of the community.
- . improvement to the Rossdale Road streetscape is in the form of tree planting and must be coordinated with the bikeway discussed in Section 3.8.1 a) Policy 1.

b) Policy 2: Street and Sidewalk Repairs

The City will undertake roadway and sidewalk repairs and replacement during the initial phase of neighbourhood redevelopment.

Discussion

- . meets Objective 27 of this Plan.
- . a number of road and sidewalk repairs are needed to bring them up to City standards.

- . upgrading of roads and sidewalks will support neighbourhood revitalization.
- . may assist in the City's land development and land marketing strategies.
- . upgrading in North Rosedale will not take place until it is determined if any roads are to be closed (Section 3.5.1(b)).

c) Policy 3: Upgrading of Lanes and Street Lighting

The City will resurface back lanes and install lane lighting as new development is phased in, if desired by local residents, under the Local Improvement Program.

Discussion

- . meets Objective 27 of this Plan.
- . in low density residential areas, the City will work with local residents to provide lane resurfacing and lighting.
- . in medium and high density residential areas and commercial areas, the City will work with developers to ensure that treatment of lanes and street lighting is appropriate and meets City standards, including those of the Land Use Bylaw No. 5996.

d) Policy 4: Signage

The City will provide appropriate signage at entrance points to Rosedale on Rosedale Road and 97 Avenue which clearly indicates and defines the neighbourhood to people entering it.

Discussion

- . see Map 8 - Public Area Improvements.
- . gateway signage is a significant method of identifying the community and improving the neighbourhood image.
- . signage improvements can help to improve the profile of the community.

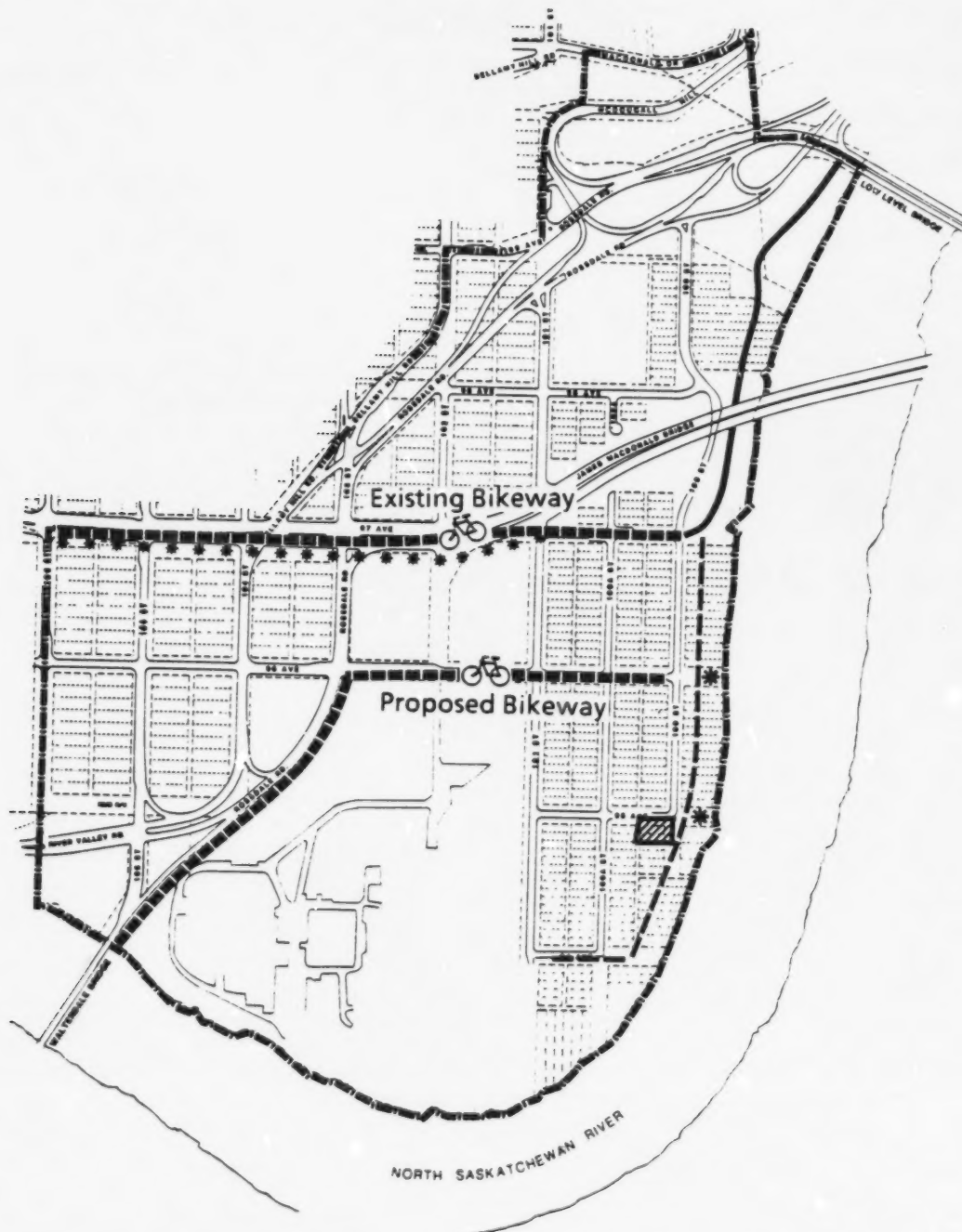
e) Policy 5: Water, Sanitary Sewer and Drainage Upgrading

Sanitary sewer and drainage improvements necessary for future redevelopment according to the Plan will be undertaken through City and private financing prior to redevelopment.

ROSSDALE AREA REDEVELOPMENT PLAN

MAP 9 - Parks and Recreation Improvements

-  Children's Playground
-  Existing Capital City Recreation Park Trail System
-  Extension of Capital City Recreation Park Trail System
-  New River Viewpoints
-  97 Avenue Esplanade
-  Class 1 Bikeway



Discussion

- . meets Objective 30 of this Plan.
- . the Water and Sanitation Department have indicated that significant sanitary sewer and drainage improvements will be needed to facilitate new development as proposed in the Plan.
- . due to the City's long standing policy to eventually acquire all lands in Rossdale for parks purposes only minimum maintenance of water and sanitation systems has been undertaken.

3.8 Parks and Recreation Improvements Policies

Rossdale contains three types of Parks and Recreation uses - Capital City Recreation Park space, Neighbourhood Parks and Recreation Facilities, and John Ducey Park.

3.8.1 Capital City Recreation Park (CCRP)

This park is a regional open space and trail system along the River's edge. Rossdale is presently at the western terminus of the designated CCRP system. The intent of the Plan is to upgrade the existing trail system and develop a stronger link between it and other City trails to the west in the Government Centre area and to the south side of the River. The Plan recommends a special viewpoint park treatment of the trail system at the river edge near 96 Avenue and 95 Avenue and the incorporation of new parks amenities in the redevelopment of the Rossdale Brewery area of the CCRP. The design of any improvements within the CCRP will include a review of natural areas along the river and means of preserving and enhancing those areas.

a) Policy 1: Capital City Recreation Park (CCRP) Trail Extension

The City will extend the C.C.R.P. trail system to Parks and Recreation standards from 97 Avenue south to 94 Avenue.

The City will also extend the C.C.R.P. trail system from the riverside trail west along 96 Avenue to Rossdale Road and south along Rossdale Road to the Walterdale Bridge as a Class I bikeway.

Discussion

- . meets Objectives 17 and 18 of this Plan.
- . the 96 Avenue/Rossdale Road trail is seen as a critical link in the CCRP trail system through the river valley in the downtown area to the southside.

- the trail system improvement along the River will provide better river front access and views.
- in planning the trail system, consideration should be given to extending it along the River adjacent to the utilities yards and to constructing a walking bridge from Rossdale to Lavigne in the future.

b) Policy 2: Capital City Recreation Park Viewpoints

The City will construct viewpoints as part of the Capital City Recreation Park improvements near the River's edge at 96 Avenue and 95 Avenue.

Discussion

- meets Objective 18 of this Plan.
- see Map 9 - Parks and Recreation Improvements.
- detailed design work for these viewpoints will be incorporated into the plans for the CCRP trail extension.

c) Policy 3: Capital City Recreation Park Improvements in Rossdale Brewery Area

The City will improve the Capital City Recreation Park facilities near the Rossdale Brewery site in conjunction with the Direct Control District specified in Section 3.5.1(c).

Discussion

- meets Objective 18 of this Plan.
- as part of the development of a concept for the DC1 area, the use of this area for picnicking and other family-oriented passive recreation activities, special events and neighbourhood needs will be reviewed.
- public washroom and cooking facilities are needed for users of the picnic area.
- see Map 9 - Parks and Recreation Improvements.

d) Policy 4: Diamond Park Improvements

The Parks and Recreation Department will undertake a review of Diamond Park as part of the concept for the Direct Control area of which it is part.

Concept- 97 Avenue Esplanade



Discussion

- meets Objective 18 of this Plan.
 - see Map 4 - Future Land Use.
 - Diamond Park's role as a neighbourhood or City-wide facility will be reviewed. This will complement the redevelopment of the Rosedale Brewery area as proposed in this Plan.
 - see Map 4 and 9.
- e) **Policy 5: 97 Avenue Esplanade**

The City will approach the Provincial Government for financial support in emphasizing the linear park on the south side of 97 Avenue as an esplanade leading to the Legislature.

Discussion

- this will complement the Provincial Government's improvements to the Legislature.
- it will improve 97 Avenue as a residential street.

3.8.2 Neighbourhood Parks and Recreation Facilities

Several sports fields exist in Rosedale including a baseball diamond and cricket pitch in Diamond Park and three baseball diamonds south of Donald Ross School. An existing parks area north of John Ducey Park is undeveloped and is leased to the Edmonton Trappers for parking.

This dual role will continue until the Trappers relocate. The Plan envisions that the site north of John Ducey Park will then be used for neighbourhood recreation facilities and activities.

The Little Flower School building adjacent to John Ducey Park provides an adequate community league facility at the present time.

However, redevelopment will create an increasing demand for new community facilities in the future.

The Plan provides for the existing building to continue to function in the interim, and provides sufficient room for expansion when the community is in a position to develop a new facility.

Existing playground facilities will also be retained and improved.

f) Policy 6: Donald Ross School Grounds

The sports fields on the lands south of the Donald Ross School will be retained, and improved in the long term.

Discussion

- . see Map 4 - Future Land Use.
- . these sports fields are well used and form an important part of the neighbourhood park facilities.
- . the school is still owned by the Edmonton Public School Board. It may be available for school uses if student populations are large enough.

g) Policy 7: Existing Community League Facility

The existing Community League site and facilities will remain until there is a demand for a new facility.

Discussion

- . meets Objective 16 of this Plan.
- . the Community League feels that they are adequately served by the existing facility at present. However, they acknowledge that redevelopment will bring new residents which may create a demand for more extensive community league facilities in the future.
- . the existing Little Flower School building may be relocated to a new site to consolidate all facilities.

h) Policy 8: Future Community League Site

The area north of John Ducey Park is designated for new Community League facilities.

Discussion

- . meets Objectives 16 and 17 of this Plan.
- . see Map 4 - Future Land Use.
- . when interest is shown by residents, the Parks and Recreation Department will cooperate with the Community League to develop the new facilities in accordance with City Policies and procedures.
- . it is necessary at this time to provide an adequate site to allow for expansion of facilities, as the present site is insufficient for this purpose.

**3.9 City-Wide
Facilities
Policies**

i) Policy 9: Existing Children's Playground

The present children's playground south of 95 Avenue and east of 100A Street will remain in this location. The City and community will jointly upgrade the playground with new lighting and equipment as the need arises.

Discussion

- meets Objective 16 of this Plan.
- see Map 9 - Parks and Recreation Improvements.
- the Community League has expressed a preference for this site as it is removed from heavily used roadways.
- this location is suitable as the majority of family-oriented housing is located in South Rosedale.
- residents have requested that lighting be installed as an immediate priority.
- any improvements will be done under the Neighbourhood Park Development Program.

a) Policy 1: Future of Existing Facilities

The existing Edmonton Power, Water and Sanitation Department and Fire Department facilities will remain as long-term uses within the designated utilities area.

Discussion

- a review of these facilities has determined that their location in Rosedale is necessary.
- if any facility is considered surplus or is relocated, the City will initiate a study to identify alternate uses for the site.
- see Map 4 - Future Land Use and Map 11 - Districting Proposed.

b) Policy 2: Noxious Materials and Procedures

The City will avoid the use of materials and/or procedures in the utilities area which are either hazardous or offensive to residents in the adjacent residential neighbourhood.

MAP 10 - Flood Protection Areas



Discussion

- residents in the area have raised concerns about the use of chemicals and smoke during fire training procedures.
- the Fire Department has indicated that training with hazardous and/or noxious materials will not be carried out at this location.
- residents have noted occasional odours from the water treatment facility.

3.10 Floodplain Management Policies

For the purposes of this Plan:

The 1:100 year floodplain is the geographic extent of land area which would be inundated by floodwater during a flood event which may occur once every 100 years and has a one percent (1%) chance of occurrence in any given year.

The 1:25 year floodplain is the geographic extent of land area which would be inundated by floodwater during a flood event which may occur once every 25 years and has a four percent (4%) chance of occurrence in any given year.

The intent of the Plan is to provide adequate flood protection for all new development. This is achieved by requiring that all development within the general flood-risk area take into account measures to minimize the potential for flood damage. In the high risk area (1:25 year), additional development restrictions are imposed which allow only park and recreation and essential utilities uses to be built.

a) Policy 1: Floodplain Regulations

The City will require that development within the 1:100 year floodplain satisfies the requirements of the Floodplain Protection Overlay (Schedule 812) in the Land Use Bylaw #5996 as amended.

Discussion

- meets Objective 32 of this Plan.
- see Map 10 - Flood Protection Areas.
- these procedures will alert owners/developers to the potential flood risks before building in the area. They will require that owners/developers consider due precautions to minimize the potential for flood damage.

b) Policy 2: Development Restrictions

The City will prohibit all new development within the 1:25 year floodplain, with the exception of parks and

recreation facilities and utilities deemed essential by Council.

Discussion

- . meets Objective 32 of this Plan.
- . see Map 10 - Flood Protection Areas.
- . This area is seen as being highly susceptible to flooding. All lands within the 1:25 year floodplain area are restricted to park uses through the Capital City Park Restricted Development Area (RDA) (except utility areas). However, certain facilities such as the Capital City Recreation Park Trail System and some essential City utilities located or partially located within the 1:25 year floodplain will undergo further expansion in future. As the area covered by the RDA is larger than that covered by the 1:25 year floodplain, there is an extra margin of safety built into this regulation which restricts all development.

c) Policy 3: Existing Development

Development within the 1:100 year floodplain area, where lawfully existing on sites at the date of adoption of this Bylaw, is not subject to the regulations of the Floodplain Protection Overlay. However, all further undertakings which increase the flood-vulnerable floor space of a property will be required to meet these regulations.

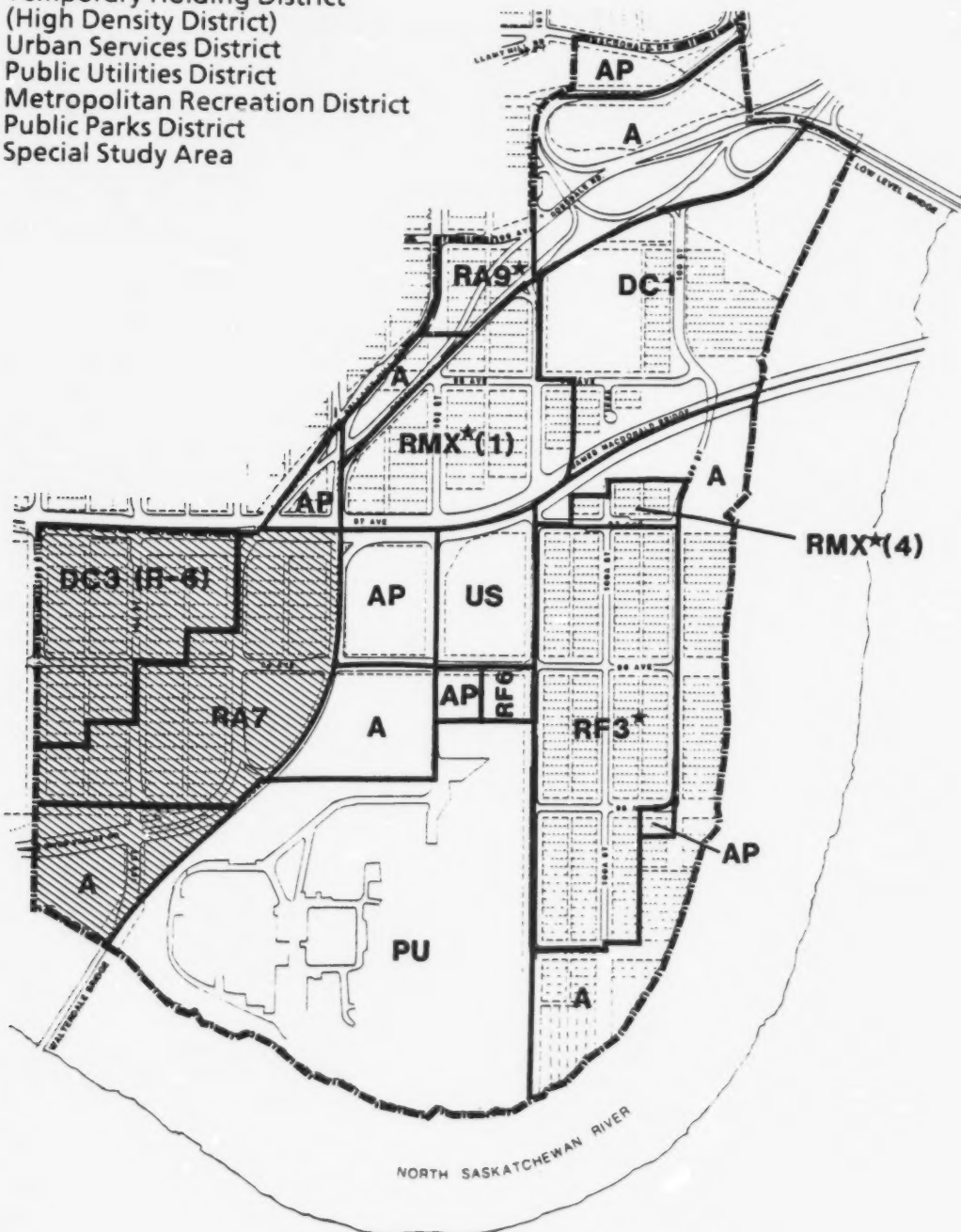
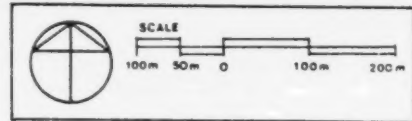
Discussion

- . meets Objective 32 of this Plan.
- . further undertakings do not include works such as maintaining, repairing or upgrading existing structures. For example the following would not be considered further undertakings:
 - . insulating
 - . upgrading services (wiring, plumbing)
 - . new roof
 - . installation of a basement (if it does not lead to further flood hazard)
 - . repairing a structure partially damaged by an act of nature
 - . finishing a basement for a recreation room.
- . a ground floor addition of approximately 14.0 m² (150.7 sq. ft.) or less.

ROSSDALE AREA REDEVELOPMENT PLAN

MAP 11 - Proposed Districting

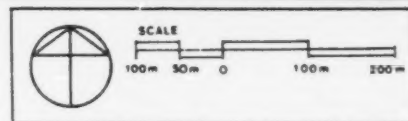
- RF3* Low Density Redevelopment District
- RF6 Medium Density Multiple Family District
- RA7 Low Rise Apartment District
- RA9* High Rise Apartment District
- RMX*(1) Residential Mixed Use District
- RMX*(4) Residential Mixed Use District
- DC1 Direct Development Control District
(Mixed Use Parks, Recreation
and Commercial)
- DC3(R-6) Temporary Holding District
(High Density District)
- US Urban Services District
- PU Public Utilities District
- A Metropolitan Recreation District
- AP Public Parks District
- Special Study Area



ROSSDALE AREA REDEVELOPMENT PLAN

MAP 12 - Land Disposal and Acquisition

- Area A - Low Density Residential
- Area B - Special Study Area
- Area C - Capital City Recreation Park (CCRP) Area
- Area D - Residential and Limited Commercial



- . a further undertaking refers to new construction undertaken to buildings existing at the passing of this Bylaw which results in an increase in livable floor space.
- . the following are examples of further undertakings:
 - . finishing a basement as a suite or primary living quarters
 - . a ground floor addition, which increases the livable floor space by 14.0 m² (150 sq. ft.) or more
 - . rebuilding a structure with a larger flood-vulnerable area than the original structure.
- . persons seeking National Housing Act financing for redevelopment of an existing dwelling must still conform to Canada Mortgage and Housing Corporation requirements.

3.11 Land Disposal Policies

a) Policy 1: Property Disposal Program

In the disposal of City-owned property in Rosedale, the City will be guided by the following principles:

- (1) Property will be disposed of at market value, on a sell or lease-to-sell basis, and subject to the Land Sales Policy of the City.
- (2) Property will be disposed of by tender, and where no acceptable tenders are received, property will be disposed of on a first come, first served basis.
- (3) During the first two month period following approval of this Area Redevelopment Plan, special consideration and priority in the City's property disposal program will be given to those landowners who sold their property to the City and who wish to purchase their formerly-owned property in the low density area (Map 12, Area A).
- (4) During the following six month period in the initial phase of the City's property disposal program, special consideration and priority will be given to the following groups:
 - (i) Tenants of City-owned houses in the low density residential areas, (Map 12, Area A) who have resided in Rosedale since January 1, 1984, and who wish to purchase their dwelling.
 - (ii) Property owners in the Capital City Recreation Park area (Map 12, Area C)

who wish to sell their property to the City and purchase a property in the low density residential area (Map 12, Area A).

- (iii) Property owners in the residential and limited commercial area (Map 12, Area D) and the Special Study Area (Map 12, Area B) who wish to trade their property for property in the low density residential area (Map 12, Area A).
 - (iv) Property owners in the low density residential area (Map 12, Area A) who wish to buy an adjacent lot or portion thereof provided this does not conflict with redevelopment or marketing objectives, as determined by the City.
 - (v) Tenants of City-owned houses in the residential and limited commercial area (Map 12, Area D), the Special Study Area (Map 12, Area B) and Capital City Recreation Park (Map 12, Area C) and those tenants in the low density area (Map 12, Area A) displaced by previous owners, who have resided in Rosedale since January 1, 1984, and who wish to purchase a property in the low density area (Map 12, Area A).
- (5) Tenants who are displaced as a result of the development or sale of City-owned property will be given an opportunity to rent other available City-owned houses.

Discussion

- . meets Objective 33 of this Plan.

b) Policy 2: Development Proposals

The City may call for development proposals on specified city property in Area D, Map 12 - Land Disposal and Acquisition Area; and construction of these projects, with or without modifications required by the City, would be a condition of disposal. The portion of Area C included as part of the DC1 area may be included.

Discussion

- . meets Objective 34 of this Plan.

c) **Policy 3: Capital Improvements**

Through Conditions of Sale, the City may require the construction of Streetscape Improvements, sewer improvements or other required capital improvements determined to be needed through the development of a marketing strategy and the assembling of marketable parcels in Area D, Map 12.

Discussion

- . meets Objective 33 of this Plan.
- . reduces the City's up front capital costs while promoting the desired community image and needed utility services.

d) **Policy 4: Phasing of Land Disposal**

Property disposal will be phased so as to minimize negative impacts on the neighbourhood.

Discussion

- . meets Objective 33 of this Plan.

**3.12 Land
Acquisition
and
Development
Policies**

a) **Policy 1: Demonstration Projects**

The City will support a limited number of privately sponsored housing demonstration projects that would be open for public viewing through economic incentives related to land value provided that the costs to the City do not exceed the benefits received by the City and the neighbourhood from the projects. This could also include publicly or privately sponsored social housing projects.

Discussion

- . meets Objective 34 of this Plan.

b) **Policy 2: Capital City Recreation Park Land Acquisition**

The City will continue to acquire property within the Capital City Recreation Park, identified as Area C, Map 12 - Land Disposal and Acquisition Areas, in order to complement the Park System.

Discussion

- . meets Objectives 18 and 34 of this Plan.
- . there are presently five (5) properties needed to complete the C.C.R.P. trail system.

**3.13 Fiscal
Policies**

- joint Capital City Recreation Park agreement specifies the acquisition of all property within the boundaries of the Park by the City with funding provided by the Province.
- funding may only be available for a few more years so acquisition must be pursued.

c) Policy 3: Negotiations with Private Landowners

Private property owners in Area D, Map 12 - Land Disposal and Acquisition, will be approached by the City to explore ways to encourage redevelopment of their property along with the City's holdings.

Discussion

- meets Objective 34 of this Plan.
- The City will be exploring ways to sell public property and stimulate redevelopment in Rosedale over the next few years. They will approach private owners to explore possible actions such as acquisitions, consolidations, trades, road and lane closures, replotting schemes, and joint ventures.

a) Policy 1: Parkland Purchase Reserve Account

Funds derived from the disposition of publicly-owned lands in Rosedale which must, by Provincial legislation, be credited to the Parkland Purchase Reserve Account, will be returned to that Account, but earmarked for the capital park improvements in Rosedale recommended by this Plan, other than those improvements in the Capital City Recreation Park for which Provincial funding will be sought.

Discussion

- proposed parks improvements of this Plan are beyond the scope of development budgeted by the Parks and Recreation Department for this neighbourhood.
- this policy will allow the park works to be funded without contradicting Provincial legislation.
- this policy amends current Council Policy in that funds derived from the disposition of park land will first be earmarked for use in a particular area - Rosedale - before being returned generally to the Parkland Purchase Reserve Account.

b) **Policy 2: Funding Capital Works**

Funding for those capital works which will be built to implement the Rosedale Area Redevelopment Plan, other than for the capital park improvements funded from the Parkland Purchase Reserve Account, will be provided through the normal City procedure for debenture borrowing.

Discussion

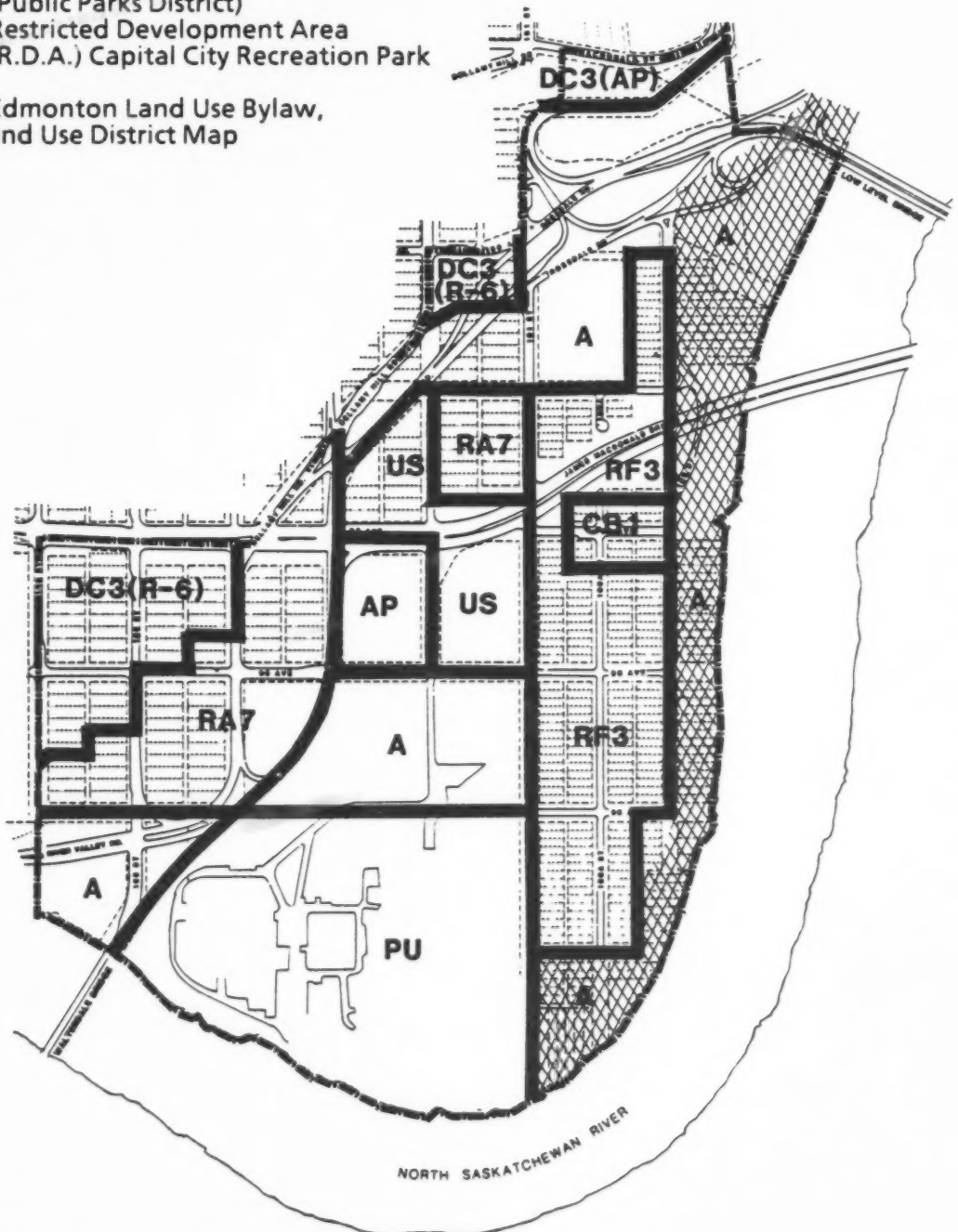
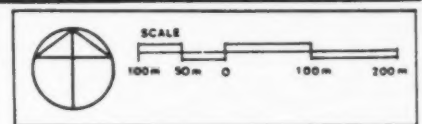
- some of the proposed capital improvements are beyond the scope of development budgeted by the Transportation, Water and Sanitation, Planning and Building, and Parks and Recreation Departments for this neighbourhood.

ROSSDALE AREA REDEVELOPMENT PLAN

MAP 13 - Land Use Districts (as of December, 1985)

RF3	Low Density Redevelopment District
RA7	Low Rise Apartment District
DC3	Temporary Holding District
(R-6)	(High Rise Residential)
CB1	Low Intensity Business District
US	Urban Services District
PU	Public Utility District
AP	Public Parks District
A	Metropolitan Recreation District
DC3	Temporary Holding District
(AP)	(Public Parks District)
	Restricted Development Area
	(R.D.A.) Capital City Recreation Park

Source: Edmonton Land Use Bylaw,
Land Use District Map



SECTION 4 - IMPLEMENTATION PROGRAM

The Rossdale Area Redevelopment Plan Implementation Report outlines a comprehensive program necessary to implement the recommendations in the Area Redevelopment Plan. As the implementation program and budget must by necessity be flexible, they are not outlined in this Bylaw but rather in a companion document to the Area Redevelopment Plan. The Implementation Report is presented to City Council for approval in conjunction with final approval of this Bylaw.

The Implementation Report presents a three year schedule and budget, with an explanation of the ongoing planned implementation process, a description of the actions necessary to complete each capital project and promote policies and a cost/benefit financial analysis of the Rossdale revitalization program.

The implementation program will be coordinated by a special Project Manager with a specific mandate and budget. However, some items would be carried out by other City Departments, other levels of government, the Rossdale Community League and Rossdale residents. Under the guidance of the Project Manager, Real Estate and Supply Services will undertake land disposal and land acquisition; and also under his guidance, the Parks and Recreation, Water and Sanitation, and Transportation Departments will undertake capital improvements to parks, sewers and the transportation system in Rossdale.

The Project Manager will also coordinate the implementation of those works which require an interdepartmental, urban design approach to implementation, namely the streetscape improvements, trail system and the community gateways. The Project Manager will also spearhead the development plan for areas such as the DC1 area in North Rossdale. In order to do this, the Project Manager will be given capital budget funding by Council, specifically directed towards Rossdale works, and these funds will be transferred to the Departments when appropriate, in order to have the works undertaken.

SECTION 5 - LAND USE REGULATIONS AND REDEVELOPMENT GUIDELINES

5.1 Land Use Regulations

Area Redevelopment Plans (ARPs) are not empowered by the Planning Act to propose changes to land use districting within the Plan Area. Land Use Districts can only be applied through the City's Land Use Bylaw No. 5996.

In the Rossdale ARP, new districts are proposed. These include standard districts (some with modifications), mixed use (RMX) districts and Direct Control (DC) districts. Bylaw 8138, amending the Land Use Bylaw, contains district changes which ensure that the policies of this Plan are in conformity with the Land Use Bylaw.

The City's Land Use Bylaw should always be used as the reference document to obtain up-to-date information concerning the districting of land within the Plan Area. It is possible that some districting amendments could be made to the Land Use Bylaw which would not necessitate an amendment to this ARP.

The following is a brief description of proposed new districts introduced in Rossdale through an amendment to the Land Use Bylaw No. 5996. As well, the provisions of the Rossdale Brewery Direct Development Control District follow.

5.2 Redevelopment Guidelines

The Rossdale ARP proposes Redevelopment Guidelines for several districts which give additional direction for redevelopment. The guidelines reflect the intent of the plan with respect to building form, style, massing, and relationship to the street. These guidelines are complementary to the land use regulations but are a reference guide rather than a legal requirement for development.

5.3 RF3* Rossdale Low Density Redevelopment District (Section 140, Land Use Bylaw)

- 5.3.1 Area of Application . Applies to the area bounded by 101 Street on the west, 94 Avenue on the south, the CCRP on the east and the James MacDonald Bridge on the north.

- 5.3.2 Rationale . The RF3* area is seen as a low density residential area which will encourage infill development on vacant lots and rehabilitation of existing housing.
- . The sub-area is predominantly single family, taking advantage of the quieter part of the Rossdale area and its more secluded location from downtown and traffic arterials.

- 5.3.3 Redevelopment Guidelines . The RF3* district provides opportunities to develop single family and semi-detached housing within South Rossdale.

- . This will ensure that the sub-area remains a low density predominantly single family enclave.
- . It also provides for the construction of two-family, triplex and apartment or row housing containing up to four units as discretionary uses.
- . This type of development should be encouraged only in locations towards the ends of blocks and should be encouraged to front onto the Avenues.
- . Specific redevelopment regulations are included in Section 820K.4 of the Land Use Bylaw.

5.4 RF6 - Medium Density Multiple Family District (Section 170, Land Use Bylaw)

- 5.4.1 Area of Application . Applies to the Ross Flats Apartments located at the southwest corner of 96 Avenue and 101 Street.
- 5.4.2 Rationale . the RF6 district recognizes the existing use on the site.

5.5 RA9* Rosedale High Rise Valley Edge Apartment District (Section 230, Land Use Bylaw)

- 5.5.1 Area of Application . Applies to the triangular parcel of land bounded by Bellamy Hill Road, 99 Avenue, and Rosedale Road on the Valley slope.
- 5.5.2 Rationale . Intended as a high density housing site and as a transition between the high density areas in MacKay Avenue and the medium density area in North Rosedale.
- 5.5.3 Redevelopment Guidelines . Guidelines recognize the views available from the site, the parklike setting surrounding the site as part of the valley edge and the higher density development to the north and west.
- . The heights should reduce across the site from northwest to southeast to take advantage of views and not overshadow the lower built forms to the south.
- . The maximum height of 14 storeys allowed by the district should be concentrated in the northwest corner of the site with height tapering to 3½ storey "hill side" housing.

- Parking must be hidden and preferred access is from 99 Avenue and/or Bellamy Hill so as not to ruin views from street level of the parklike setting.
- Buildings in the north and west portions of the site should contribute to a "sense of occupancy" along 99 Avenue and Bellamy Hill Road.
- Roof top terraces, decks and balconies can substitute for ground-related outdoor amenity space.
- Refer to Section 820K.5 of the Land Use Bylaw for detailed regulations.

5.6 RMX (Area 1) Rosssdale Street-Related Residential Mixed Use District (Section 240, Land Use Bylaw)

- 5.6.1 Area of Application**
- Applies to the area bounded by Rosssdale Road, 97 Avenue and the DC1 area in the eastern portion of North Rosssdale.
- 5.6.2 Rationale**
- Intended as a medium density, predominantly residential area with small scale street oriented housing.
 - Provision has been made for commercial office uses, which should be encouraged to locate in the southern portion of North Rosssdale along 97 Avenue.
- 5.6.3 Redevelopment Guidelines**
- Guidelines recognize the impacts of traffic and noise from 97 Avenue, proximity to the downtown and the River, the sub-areas high visibility from the River Valley edge and views of downtown.
 - Site design is very important in mitigating traffic and noise.
 - Building height and style will dictate the quality of views into, out of and within the area.
 - A system of pedestrian-oriented streets and public spaces connect the area to the River and downtown.
 - Detailed regulations are included in Section 820K.6 of the Land Use Bylaw.
 - New housing in the form of apartment, row, linked and stacked row housing is the preferred housing form and will be encouraged over single-detached, semi-detached and duplex housing.

- 5.7 RMX (Area 4) - 97 Avenue Shopping and Residential District (Section 240, Land Use Bylaw)**
- 5.7.1 Area of Application . Applies to the lots within the boundary formed by the James MacDonald Bridge, 97 Avenue and 100 Street.
 - 5.7.2 Rationale . To provide a district which allows low density residential use and small-scale neighbourhood oriented commercial operations.
 - 5.7.3 Redevelopment Guidelines . Guidelines require residential development to conform to the requirements of the adjacent RF3* District and commercial development to be unobtrusive since this is a predominantly residential area.
- 5.8 US - Urban Services District (Section 510, Land Use Bylaw)**
- 5.8.1 Area of Application . The Donald Ross School grounds bounded by 96 and 97 Avenues, west of 101 Street.
 - 5.8.2 Rationale . To provide a district for publicly-owned facilities of an institutional or community service nature.
- 5.9 PU - Public Utilities District (Section 520, Land Use Bylaw)**
- 5.9.1 Area of Application . The utilities services yards east of Rossdale Road and north of the River.
 - 5.9.2 Rationale . To provide a district for publicly owned utility services.
- 5.10 AP - Public Parks District (Section 530, Land Use Bylaw)**
- 5.10.1 Area of Application . The neighbourhood playground at 100 Street and 95 Avenue, the existing and future community league sites on 96 Avenue between 101 Street and Rossdale Road and the parcel of land bounded by 97 Avenue, Rossdale Road and Bellamy Hill Road.
 - 5.10.2 Rationale . To provide an area of public land for active and passive recreational uses and a community league facility.
- 5.11 A - Metropolitan Recreation District (Section 540, Land Use Bylaw)**
- 5.11.1 Area of Application . Generally, all those lands within the Capital City Recreation Park (except the Rossdale Brewery area), John Ducey Park and some of the lands along the Valley edge in North Rossdale.
 - 5.11.2 Rationale . To provide a district for publicly owned, regional recreational facilities.

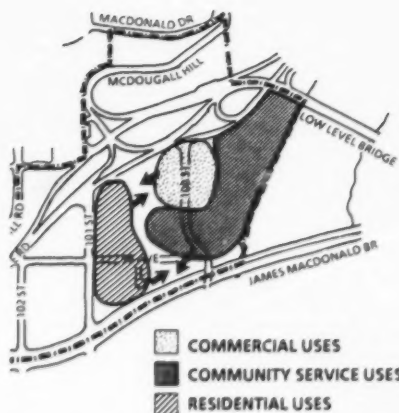
5.12 DC1 (Area 1) Rosedale Brewery Area Direct Control District

5.12.1 Area of Application

- Portion of North Rosedale located generally east of 101 Street, north of the James MacDonald Bridge, designated DC1 (Area 1) in Bylaw 8138, amending the Land Use Bylaw.

5.12.2 Rationale

- To provide a district for a special activities area with a mix of residential, parks, commercial, entertainment, cultural and educational uses appropriate to its relationship to the downtown and the river edge and to the Capital City Recreation Park.



- Development will be sensitive to the existing scale and historic character of the Rosedale Brewery, incorporating it as the predominant structure and forming the nucleus of new development.
- Commercial uses will be concentrated in the Rosedale Brewery building and on lands immediately adjacent to it on the west side of 100 Street. It is important that these commercial uses be physically integrated in order to form a continuous commercial node.
- Parks uses can be diverse ranging from the neighbourhood level to City-wide special events uses.
- City-wide parks uses, including facilities for special events, may be located throughout the site, complementing the Capital City Recreation Park and the commercial node. Neighbourhood parks facilities, if developed, will be located west of 100 Street on lands outside the Capital City Recreation Park boundary.
- Parking, because of its intrusive nature, must be located and buffered extremely sensitively from other uses.
- The percentage of designated open space within the DC1 area will remain the same or will be greater than the existing situation.

5.12.3 Uses

The following uses are prescribed for lands designated DC1 (Area 1) pursuant to Section 710.3 of the Land Use Bylaw.

(a) Commercial

- Major Eating and Drinking Establishments
- Minor Eating and Drinking Establishments
- General Retail Stores which do not exceed 150 m² (1,614 sq. ft.)
- Hotels
- Custom Manufacturing Establishments
- Professional, Financial and Office Support Services

(b) Residential

- (i) Apartment Housing
- (ii) Duplex Housing
- (iii) Linked Housing
- (iv) Row Housing
- (v) Semi-Detached Housing
- (vi) Single Detached Housing
- (vii) Stacked Row Housing

(c) Community Services

- (i) Public Libraries and Cultural Exhibits
- (ii) Public Parks

5.12.4 Development
Criteria

The following development criteria shall apply to the uses prescribed pursuant to Section 710.4 of the Land Use Bylaw.

1. The maximum building height shall not exceed 15 m (49.21 ft.) nor 3½ storeys.
2. Uses on all lands within the 1:25 year floodplain will be governed by Policy 2, Section 3.10(b) of this Bylaw.
3. Commercial development will be concentrated generally in the Rossdale Brewery building and on lands immediately surrounding the Brewery on the west side of 100 Street.
4. Commercial or community service uses with the exception of those located within the Rossdale Brewery building will be limited to small scale operations no larger than 500 m² (5,382 sq. ft.) gross floor area for each business.
5. Architectural styles in the commercial area should complement the architectural style and scale of the Rossdale Brewery by incorporating such features as dormers and brick or similar style exterior finish.
6. Canopies or awnings shall be provided at the ground floor level of buildings fronting on 100 Street.
7. Community service uses will be generally located between the North Saskatchewan River and 100 Street within the Capital City Recreation Park with consideration for additional space west of 100 Street.
8. Residential uses will be generally located in the south and west portions of the DC1 area with the possibility of locating on the second and higher levels of the commercial buildings associated with the Rossdale Brewery.

9. For residential only buildings:
 - a. Single-detached housing, duplex housing and semi-detached housing shall comply with the Redevelopment Regulations of the RF3* District.
 - b. For all other housing types in residential only buildings:
 - (i) The minimum front yard shall be 2.5 m (8.2 ft.)
 - (ii) The minimum rear yard shall be 3 m (9.8 ft.).
 - (iii) The Minimum Private Outdoor Amenity Area shall be 12 m² (129.2 sq. ft.) per dwelling for dwellings any part of which is contained in the lowest storey and 6 m² (64.6 sq. ft.) per dwelling for dwellings no part of which is contained in the lowest storey. Private outdoor amenity space at ground level shall not be provided in the front yard.
 - (iv) The maximum residential density shall be 155 dwellings/ha (62.8 dwellings/acre).
10. Entries to dwellings at the first and second floor shall be directly accessible to the street.
11. Parking requirements for off-street vehicular accessory parking for all uses will be provided in accordance with the downtown parking requirements of Section 66A of the Land Use Bylaw.
12. Parking must be provided in a manner such that it is screened from adjacent streets.
13. Access to parking and loading areas should be via the lane but, where not feasible, established with minimum disruption to pedestrian use of the streets.
14. Roof tops shall be designed and oriented such that mechanical equipment is screened from view.
15. New housing in the form of apartment, row, linked and stacked row housing is the preferred housing form and will be encouraged over single-detached, semi-detached and duplex housing.